

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

REAL 1337 PAGE 278

8338

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

4,900.00 + mtg
8-20-76

See Mtg 357-648

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Forty-five Thousand, Nine Hundred and No/100-----Dollars
to the undersigned grantor, Owens Enterprises, Inc.
a corporation, in hand paid by Arthur W. Miller, Jr. and Victoria P. Miller
the receipt whereof is acknowledged, the said Owens Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Arthur W. Miller, Jr. and Victoria P. Miller
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 55, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60,
in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster,
Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for
record in Misc. Book 12, Page 756; (3) A 50 foot building set back line from Old
Boston Road; (4) Utility easement across South side of said lot as shown on recorded
map; (5) Permit to South Central Bell Telephone and Telegraph Company recorded in
Deed Book 294, Page 582.

\$41,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.



19760908000085770 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 738

TO HAVE AND TO HOLD Unto the said Arthur W. Miller, Jr. and Victoria P. Miller
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Owens Enterprises, Inc. does for itself, its successors
and assigns, covenant with said Arthur W. Miller, Jr. and Victoria P. Miller, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said Arthur W. Miller, Jr. and Victoria P. Miller, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Owens Enterprises, Inc.

signature by Johnny E. Owens has hereunto set its
its President,
who is duly authorized, and ~~has authorized the same to be attested by its Secretary~~
on this 20th day of August, 1976.

ATTEST:

OWENS ENTERPRISES, INC.

By Johnny E. Owens
Johnny E. Owens, ~~Vice~~ President

Secretary.

849000

Owens Enterprise Inc

GUARANTY SVGS LN ASSN
2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

WARRANTY DEED

REAL 1337 PAGE 279
STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
REAL 1337 PAGE 278
AUG 20 3 36 PM '76
500
JUDGE OF PROBATE

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama
JEFFERSON COUNTY;

I, the undersigned
county in said state, hereby certify that Johnny E. Owens
whose name as President of the Owens Enterprise Inc.
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of August, 1976.

[Signature]

Notary Public

Jefferson
JUDGE OF PROBATE

1976 SEP 8 - 8:58

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

19760908000085770 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1976 12:00:00AM FILED/CERT

GUARANTY SVGS LN ASSN
2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

BOOK 300 PAGE 339

400