

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.

ADDRESS: 620 North 22nd Street, Birmingham, Alabama 35203

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

971

SHELBY

COUNTY;

*see mtg 359-348*

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 David Edwin Phillips and Lee Ann Phillips  
the receipt whereof is acknowledged, the said

Owens Enterprises, Inc.  
does by these presents, grant, bargain, sell, and convey unto the said

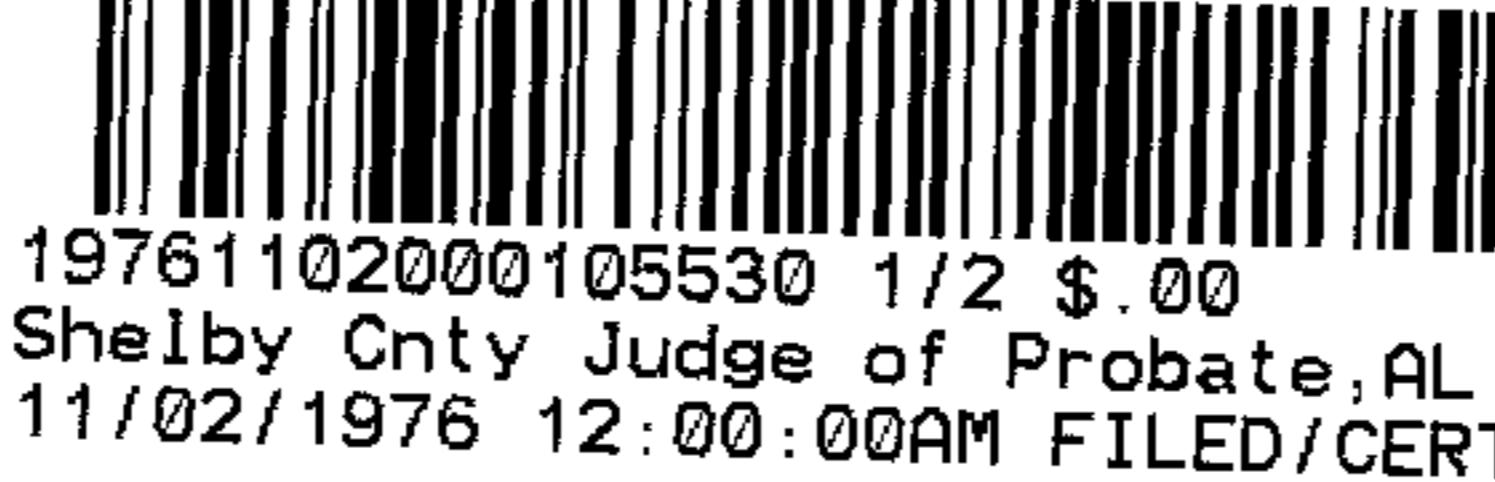
David Edwin Phillips and Lee Ann Phillips  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby

County, Alabama, to-wit:

Lot 54, according to the 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 Sept. 23, 1975, in Misc. Book 12, Page 756; (3) 50-foot building set back line from Old Boston Road; (4) Utility easement across South side of said Lot as shown on recorded map of said subdivision; (5) Permit to South Central Bell Telephone Company dated July 10, 1975, and recorded in Deed Book 294, Page 582, in Probate Office.

\$42,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19761102000105530 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/02/1976 12:00:00AM FILED/CERT

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TOP

TO HAVE AND TO HOLD Unto the said David Edwin Phillips and Lee Ann Phillips  
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to  
~~EEK~~ 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 David Edwin Phillips and Lee Ann Phillips, 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

David Edwin Phillips and Lee Ann Phillips, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Owens Enterprises, Inc.

has hereunto set its

signature by Johnny E. Owens

its President,

who is duly authorized, ~~and has caused the same to be countersigned by its Secretary,~~

on this 1st day of November, 1976

OWENS ENTERPRISES, INC.

ATTEST:

Secretary.

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

JEFFERSON PARTRIDGE & TIGHESS

620 North 2nd Street  
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

# WARRANTY DEED

400  
300  
100  
800

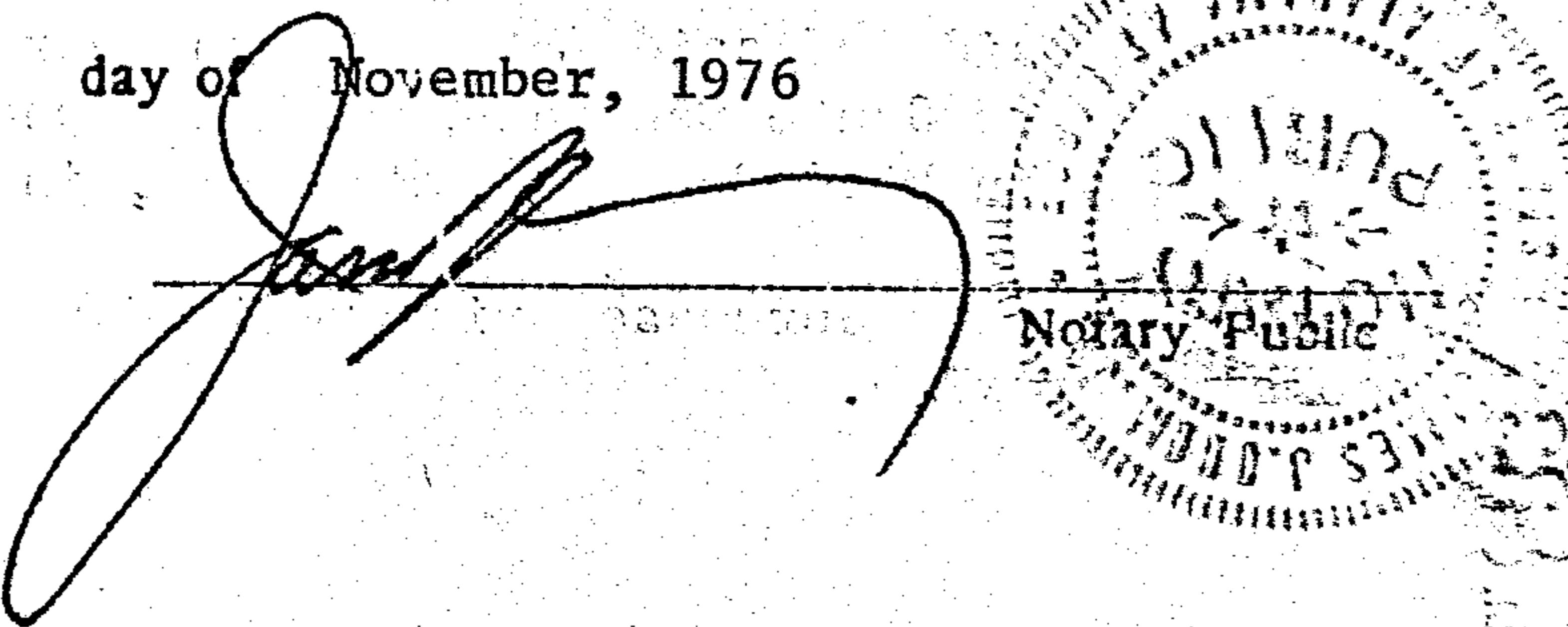
State of Alabama

JEFFERSON

COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Johnny E. Owens President of the Owens Enterprises, Inc. whose name as 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 1st day of November, 1976



Notary Public

1976 NOV -2 AM 11: 37

Deed by  
Consignee  
JUDGE OF PROBATE

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

19761102000105530 2/2 \$0.00  
Shelby Cnty Judge of Probate, AL  
11/02/1976 12:00:00AM FILED/CERT

REC'D JOC 2000

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.