

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

SHELBY

COUNTY;

971

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 simul-
taneously herewith.



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

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
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.

signature by Johnny E. Owens has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 1st day of November, 1976

ATTEST:

OWENS ENTERPRISES, INC.

Secretary.

By

Johnny E. Owens
Vice President

OWENS, ROBERTSON, ROBERTSON & THOMPSON
620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

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

whose name as

President of the Owens Enterprises, 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 1st day of November, 1976

[Signature]



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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV -2 AM 11:37
Deed for 400
Conveyance
JUDGE OF PROBATE

BOOK 301 PAGE 534