

This instrument was prepared by

(Name) James J. Odom, Jr. 2697

(Address) 620 North 22nd Street, Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Seven Thousand Four Hundred and no/100-----

See Mtg 361-265

to the undersigned grantor, Owens Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Bruce L. Ray and Janice N. Ray

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama to-wit:

Lot 18, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6,
Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby County,
Alabama.

SUBJECT TO: (1) Current Taxes; (2) Restrictive covenants and conditions filed for record
on June 1, 1976, in Misc. Book 16, Page 194; (3) 40-foot building set back line from
Eddings Lane; (4) 10-foot utility easement over South side and 7.5 foot over East side, as
shown on recorded map of said subdivision; (5) Right of Way to Alabama Power Company as
recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office.

\$33,600.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

BOOK 303 PAGE 242
1977 JAN -4 PM 8:40
Deed Jcy 400

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Shelby Cnty Judge of Probate, AL
01/04/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Johnny E. Owens
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 19 76

ATTEST:

OWENS ENTERPRISES, INC.

By Johnny E. Owens President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

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 Owens Enterprises, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 30th day of December 1976

James J. Odom

Notary Public