

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

5825

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Thirty Eight Thousand Five Hundred and No/100--Dollars

to the undersigned grantor, Owens Enterprises, Inc.
a corporation, in hand paid by Richard J. Nelson, Jr. and Kathryn D. Nelson
the receipt whereof is acknowledged, the said

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

Richard J. Nelson, Jr. and Kathryn D. Nelson
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

19770222000016620 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1977 12:00:00AM FILED/CERT

Lot 14, 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) 40-foot building set back line from Eddings Lane;
(3) 10-foot utility easement over South side and 7.5-foot over West side as shown on
recorded map of said subdivision; (4) Right of way to Alabama Power Company as
recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office;
(5) Restrictive covenants and conditions filed for record on June 1, 1976, in Misc.
Book 16, Page 194.

\$38,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Richard J. Nelson, Jr. and Kathryn D. Nelson
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 Richard J. Nelson, Jr. and Kathryn D. Nelson, 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
Richard J. Nelson, Jr. and Kathryn D. Nelson, 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 signed by its President,
on this 21st day of February, 1977.

ATTEST:

OWENS ENTERPRISES, INC.

Secretary.

By Johnny E. Owens
Johnny E. Owens, President

BIRMINGHAM, ALABAMA, 35203

TO

CORPORATION

WARRANTY DEED



19770222000016620 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1977 12:00:00AM FILED/CERT

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

Birmingham, Ala.

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 21st day of February, 1977.

Notary Public

STATE OF ALABAMA
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED

1977 FEB 22 AM 10:32

Thomas A. McDaniel, Jr.
JUDGE OF PROBATE

tax .50

Rec. 3.00

fee 1.00

4.50

BOOK 303 PAGE 895