

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg # 364-184

That in consideration of Eighty-two thousand Nine Hundred and no/100 (\$82,900.00) DOLLARS,

to the undersigned grantor, Owens Enterprises, Inc. a corporation,
in hand paid by David Julian Abner and wife, Antonia S. Abner

the receipt of which is hereby acknowledged, the said Owens Enterprises, Inc.

does by these presents, grant, bargain, sell and convey unto the said
David Julian Abner and wife, Antonia S. Abner

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to Survey of Shadowbrook, as recorded in Map
Book 6, Page 102, in the Probate Office of Shelby County,
Alabama.

Subject to taxes for 1977 and subsequent years.
Subject to 50-foot building set back line from Timberline Cove.
Subject to 10-foot utility easement over North side of said lot as
shown on recorded plat of said subdivision.
Subject to transmission line permit to Alabama Power Co. recorded
in Deed Book 129, Page 567, in Probate Office.
Subject to title to minerals underlying caption lands with mining
rights and privileges pertaining thereto.
Subject to restrictive covenants and conditions recorded in Misc.
Book 16, Page 561, in said Probate Office, on August 26, 1976.
Subject to transmission line permit to Alabama Power Co. recorded
in Deed Book 301, Page 562, and Agreement with Alabama Power
Co. dated June 24, 1976, and recorded in Misc. Book 17, Page
386, in Probate Office

Subject to restrictive covenants concerning underground cables,
recorded in Misc. Book 17, Page 386, in Probate Office.
TO HAVE AND TO HOLD, To the said

David Julian Abner and wife, Antonia S. Abner, their heirs and assigns forever.

And said Owens Enterprises, Inc. does for itself, its successors
and assigns, covenant with said David Julian Abner and wife, Antonia S. Abner, their

heirs and assigns, that it 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
David Julian Abner and wife, Antonia S. Abner, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Owens Enterprises, Inc. by its

President, Johnny E. Owens, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 15th day of April, 1977.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Ad Jan 17 00
77 APR 18 4 58 39

OWENS ENTERPRISES, INC.

By *Johnny E. Owens*
Johnny E. Owens President

STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE
Thomas A. Shanderson, Jr.
Ind 1.00
\$19.50

I, Michael A. Newsom 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 15th day of April, 1977.

Michael A. Newsom

19770418000035690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1977 12:00:00AM FILED/CERT

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