

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law 10997

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

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOURTEEN THOUSAND SEVEN HUNDRED FIFTY and NO/100 [\$14,750.00] DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we,

Homer L. Dobbs and wife, Peggy R. Dobbs; W. D. Upton and wife, Annie L. Upton (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Owens Enterprises, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes due for the year 1977 and thereafter.
Subject to 50 foot building set back line from Brook Run.
Subject to 10 foot utility easement over East side of said lots as shown on recorded map.
Subject to restrictive covenants and conditions filed for record on August 26, 1976, in Misc. Book 16, Page 561.
Subject to title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in Probate Office.
Subject to Alabama Power Company dated July 13, 1976, recorded in Deed Book 301, Page 562, and Agreement with Alabama Power Company recorded in Misc. Book 17, Page 386, in Probate Office.
Subject to restrictive covenants concerning underground cables, recorded in Misc. Book 17, Page 393, in Probate Office.

19770715000072500 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 6th day of July, 1977.

Homer L. Dobbs (Seal)
Peggy R. Dobbs (Seal)
By Homer L. Dobbs (Seal)
Attorney in fact

W. D. Upton (Seal)
Annie L. Upton (Seal)
By W. D. Upton (Seal)
Attorney in fact

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs and W. D. Upton, individually whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

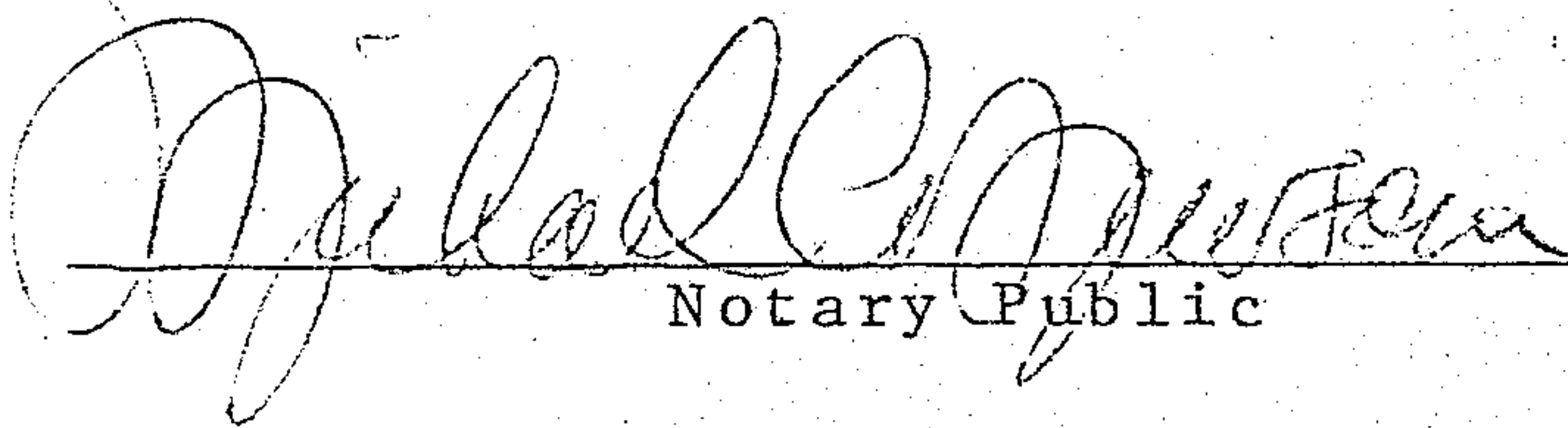
Given under my hand and official seal this 6th day of July, A. D. 1977.

Michael A. Newsom
Notary Public

STATE OF ALABAMA]
JEFFERSON COUNTY]

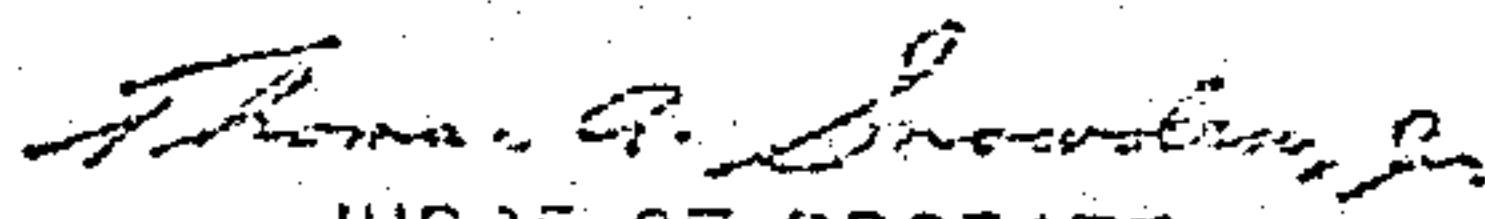
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs, as attorney in fact for Peggy R. Dobbs, his wife, and W. D. Upton, as attorney in fact for Annie L. Upton, his wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 1977.


Notary Public

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

1977 JUL 15 AM 9:03


JUDGE OF PROBATE

Deed Tax	15.00
Rec.	4.00
Jud.	1.00
	<u>20.00</u>

See mtg. 367-238


19770715000072500 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1977 12:00:00AM FILED/CERT

RETURN TO: Birmingham Trust National Bank
Real Estate Loan Department

Homer L. Dobbs and wife Peggy R. Dobbs;
W. D. Upton and wife Annie L. Upton
TO
Owens Enterprises, Inc.

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate
This Form Furnished by
LAND TITLE COMPANY OF ALABAMA
112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203
RECORD FEE \$ 17.50

BOOK 306 PAGE 661