

THIS INSTRUMENT PREPARED BY:

7036

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

19780130000011420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1978 12:00:00AM FILED/CERT

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
Fifty-seven Thousand and No/100-----Dollars

to the undersigned grantor, Owens Enterprises, Inc.
a corporation, in hand paid by James T. Lemons and Lana S. Lemons,
the receipt whereof is acknowledged, the said
Owens Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

James T. Lemons and Lana S. Lemons,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 17, in Block 4, according to the Map of Cahaba Valley Estates, Seventh Sector, as
recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: 1) Current taxes; 2) A 30 foot building set back line from Valley View
Drive and an unnamed street; 3) Utility easement as shown on recorded map of said
subdivision; 4) Transmission line permit to Alabama Power Company dated Nov. 17, 1939,
and recorded in Deed Book 108, Page 379; 5) Restrictions recorded in Misc. Book 15,
Page 333, in said Probate Office; 6) Easement for sanitary sewers in Deed Book 298,
Page 677, in Probate Office, and Declaration of covenants regarding sanitary sewer system
recorded in Misc. Book 15, Page 501, in Probate Office; 7) Permit to Alabama Power
Company and South Central Bell, recorded in Deed Book 302, Page 83, in Probate Office;
8) Mineral and mining rights excepted in Deed Book 302, Page 521, in Probate Office.

\$51,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James T. Lemons and Lana S. Lemons,
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 James T. Lemons and Lana S. Lemons, 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

James T. Lemons and Lana S. Lemons, 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 27th day of January, 1978.

ATTEST:

OWENS ENTERPRISES, INC.

By Johnny E. Owens Vice President

Secretary.

Odom James T. Lemons

OPTIONAL FORM NO. 10
JANUARY 1978 EDITION
UNIFORM TITLE ACT

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

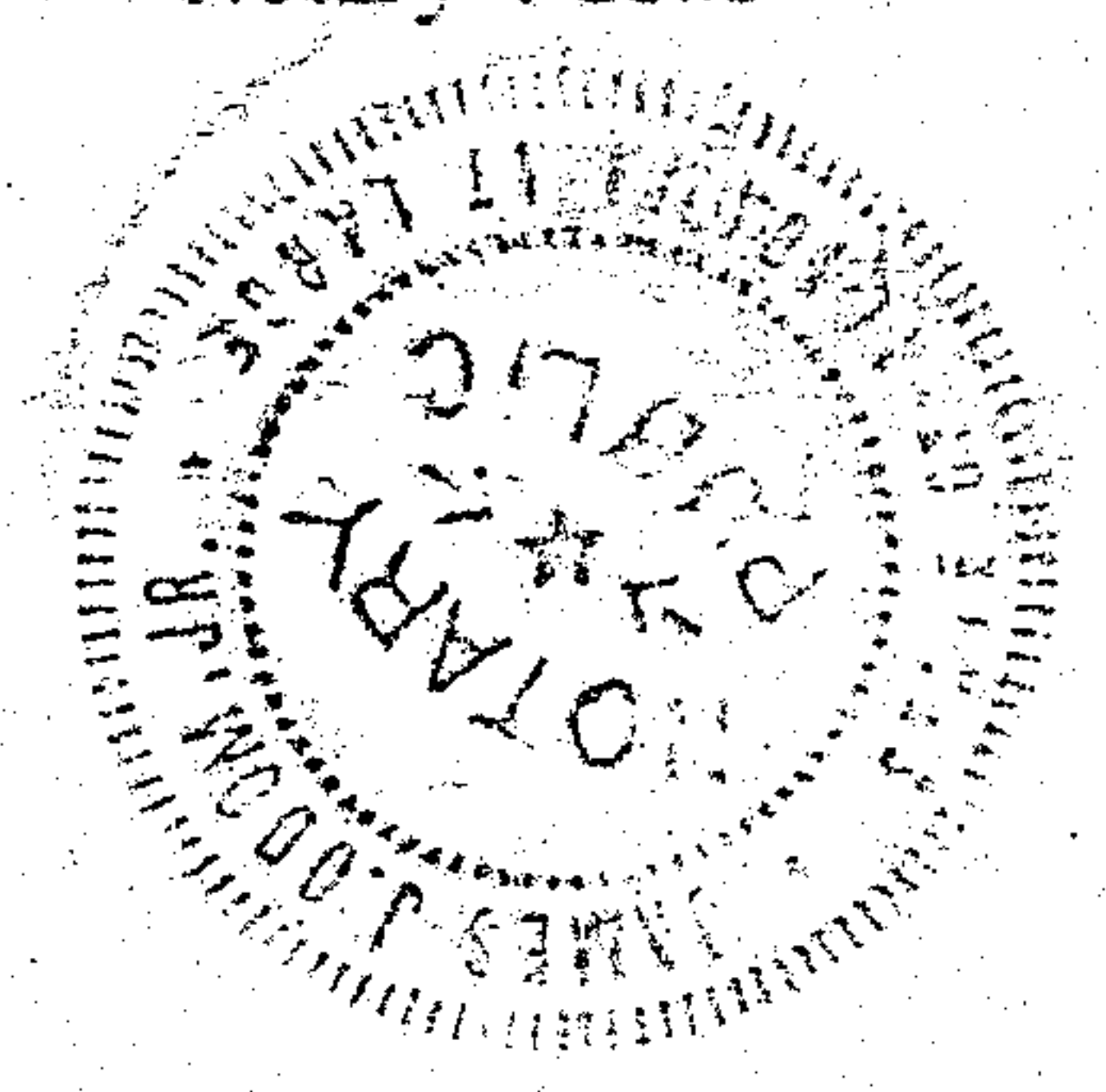
Jefferson COUNTY;

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 27th day of January, 1978.

[Signature]

Notary Public



19780130000011420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1978 12:00:00AM FILED/CERT

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

1978 JAN 30 AM 9:44

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed, 374-97

Deed, 6.00
Rec. 3.00
Dnd. 1.00
10.00

BOOK 310 PAGE 187