

This instrument was prepared by

421

(Name) Daniel M. Spitler, Attorney  
1970 Chandalar South Office Park  
(Address) Pelham, Alabama 35124

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 Ninety-Seven Thousand Five Hundred and No/100-----DOLLARS

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

Gary L. Bagwill and wife, Patricia A. Bagwill

(herein referred to as GRANTEES) 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 40, according to the Survey of Riverchase  
Country Club Residential Subdivision, as re-  
corded in Map Book 6, Page 137, in the Probate  
Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$50,500.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously  
herewith.

BOOK 314 PAGE 888

19780912000122090 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/12/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED  
SEP 12 AM 8:12

JUDGE OF PROBATE  
Deed 47.00 Due mtg. 382-868  
Rec. 1.50  
Ind. 1.00  
49.50

TO HAVE AND TO HOLD, To the said GRANTEES 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  
GRANTEES, 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 GRANTEES, 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 31st day of August, 1978.

ATTEST: \_\_\_\_\_  
Secretary  
OWENS ENTERPRISES, INC.  
By Johnny E. Owens President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

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 31st day of August 1978.

Notary Public