

This instrument was prepared by

(Name) Robert O. Driggers, Attorney 733

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Nine Thousand Four 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

Antony R. Grant and Frances I. Grant

(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 54, according to Survey of Brandywine, Second Sector, as re-  
corded in Map Book 7, Page 6, in the Probate Office of Shelby  
County, Alabama.



19781117000154540 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/17/1978 12:00:00AM FILED/CERT

This conveyance is subject to the following:

1. Taxes for 1979 and subsequent years.
2. 40-foot building set back line from MacQueen Drive.
3. 10-foot utility easement over North side of said lot as shown on  
recorded map.
4. Restrictive covenants and conditions filed for record in Misc.  
Book 21, Page 759, in the Probate Office of Shelby County, Alabama.
5. Transmission line permits to Alabama Power Company recorded in Deed  
Book 216, Page 608; in Deed Book 239, Pg. 915 and in Deed Book 309,  
Page 394, in Probate Office.
6. Permit to South Central Bell Telephone Co. recorded in Deed Book  
307, Page 661, and in Deed Book 309, Page 394, in Probate Office.

\$53,400.00 of the consideration recited above was paid from the proceeds  
of a mortgage loan closed simultaneously herewith.

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,

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 14th day of November 1978

ATTEST:

OWENS ENTERPRISES, INC.

By JOHNNY E. OWENS, President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned  
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 14th day of November 1978.

Notary Public

Shelby Co. 20th St.