

This instrument was prepared by

(Name) Neil C. Clay

(Address) 202 Title Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL
02/15/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of \$10.00 and other due, good and valuable consideration

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

Thomas E. Owen and wife, Linda L. Owen

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

The King's Ranch, Inc.

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

Southwest diagonal one-half of the Northwest quarter of Southwest quarter, Section 17, Township 20 South, Range 1, East, Shelby County, Alabama.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

Twenty (20) feet on either side of a center line described as follows: Commence at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 1 East, thence run North along the East line of said 1/4 - 1/4 section a distance of 832.00 feet to the point of beginning; thence turn an angle of 108 deg. 33 min to the left and run a distance of 172.18 feet; thence turn an angle of 48 deg. 19 min. 12 sec. to the right and run a distance of 273.90 feet; thence turn an angle of 62 deg. 30 min. 41 sec. to the left and run a distance of 574.70 feet to the point of ending. Situated in the NW 1/4 of the SW 1/4 of Sec. 17, Township 20 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

(1) That certain mortgage executed by Michael L. Williams, and wife Edna R. Williams to T.H. Walton on March 29, 1976, in the original amount of \$10, 750.00, which said mortgage grantors have expressly assumed and which said mortgage the grantee The King's Ranch Inc., hereby expressly assumes and agrees to pay.

(2) That certain second mortgage executed by grantors to the Central Bank in Birmingham, on January 4, 1978 in the original principal amount of \$13, 941.73, which said second mortgage The King's Ranch Inc., hereby expressly assumes and agrees to pay.

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

day of

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 FEB 15 AM 10:05

1979 FEB 15 AM 10:05 (Seal)

Thomas E. Owen (Seal)
Linda L. Owen (Seal)
JUDGE OF PROBATE (Seal)

Thomas E. Owen (Seal)

Thomas E. Owen

Linda L. Owen (Seal)

Linda L. Owen

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

Deed 5.00
Rec. 1.50
Ind. 1.00
7.50

I, Ann Smith, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Owen and wife Linda L. Owen 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 15th day of February A. D., 1979

The King's Ranch Inc.
Chelsea Ala. 35043
My Commission expires Jan 1983