

This instrument was prepared by

14

(Name) J. B. Owens, Jr.

(Address) 2700 27th Avenue South (Honeymoon) Birmingham, Alabama 35209

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 Seventy-three thousand Five hundred & no/100 Dollars (\$73,500.00)

to the undersigned grantor, J. B. Owens Realty Company, 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

Bruce Bogart and wife, Nancy Bogart

(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

Lot 10, Riverchase West - Dividing Ridge, as recorded in Map Book 6 Page 108, in the Probate Office of Shelby County, Alabama.

This Deed is subject to easements and restrictions of record.

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315

19790301000024740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1979 12:00:00AM FILED/CERT

CLERK OF PROBATE, SHELBY CO.
RECEIVED THIS
MARCH 1, 1979

MAR -1 AM 8:55

James A. J. J. J.
JUDGE OF PROBATE
Deed 7-50 Security 388-679
Lic. 1-5-0
Deed 1-0-0
10.00

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 contingent 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 encumbrances, 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, J. B. Owens, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February 1979

ATTEST:

J.B. Owens Realty Company, Inc.

By [Signature] President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, Carolyn Elizabeth Rhodes a Notary Public in and for said County in said State, hereby certify that J. B. Owens, Jr. whose name as President of J. B. Owens Realty Company, 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 26th day of February 1979

HOOVER OFFICE

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

1601 MONTGOMERY HIGHWAY

BIRMINGHAM, ALABAMA 35216

Carolyn Elizabeth Rhodes
Notary Public