1164

This instrument was prepared by
(Name) J. Dan Taylor
Smyer & White
(Address) 2025 4th Avenue North
Birmingham, Alabama 35203

JEFFERSON LAND TITLE SERVICES CO. INC.

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand Four Hundred and No/100 ($68,400.00) Dollars to the undersigned grantor, Winford Homes, Incoporated 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

Jerry Patrick Owen and wife, Cathy Owen

(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:

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Lot 17, according to Map of First Addition to Sunnybrook Subdivision, as recorded in Map Book 7, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to all recorded easements and rights-of-way.

$68,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19790530000066630 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/30/1979 12:00:00AM FILED/CERT

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,

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, Billy G. Winford who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May 19 79

ATTEST:

Secretary

WINFORD HOMES, INC.

By Billy G. Winford
Billy G. Winford, President

MAY 30 AM 8:52

See MTG 392-168

STATE OF
COUNTY OF Jefferson }

I, J. DAN TAYLOR a Notary Public in and for said County in said State, hereby certify that Billy G. Winford whose name as President of WINFORD HOMES, INCORPORATED 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 29th day of May 19 79

Form ALA-33 MY COMMISSION EXPIRES SEPTEMBER 5, 1982

J. DAN TAYLOR NOTARY PUBLIC STATE AT LARGE

Notary Public

Jack G -