This instrument was prepared by 247

(Name) John Tanner

(Address) P.O. Box 568 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 Eighty Thousand and No/100-------($80,000.00)----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

Benjamin L. Webb, Jr. and wife, Susanne G. Webb

(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 79, according to the Survey of Southern Pines, First Sector, as recorded in Map Book 7, page 11, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to:
Ad valorem taxes due October 1, 1979.
Restrictive covenants and conditions recorded in Misc. Book 22, page 283, in the Probate Office.
50 foot building set back line from Southern Boulevard.
Utility easements across North, West and South sides of said Lot as shown on recorded map.
Permit to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 310, page 217, in Probate Office.
Minerals and mining rights excepted in Deed Book 314, page 811, in Probate Office.

$72,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 319 PAGE 946

19790606000070150 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/06/1979 12:00:00AM FILED/CERT

1979 JUN 6 PM 1:44

JUDGE OF PROBATE

Deed 8.00
Rec. 1.50
Ind. 1.00
10.50

Recd mtg. 392-432

**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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June 1979.

OWENS ENTERPRISES, INC.

ATTEST:

Secretary

By Johnny L. 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 whose name as President of Owens Enterprises, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 1st day of June 19 79

John T. Tanner
Notary Public

MY COMMISSION EXPIRES OCTOBER 26, 1982

Grantee's Addr.
P.O. Box [redacted]
Pelham 35124

[redacted] [redacted]