This instrument was prepared by

(Name) Robert O. Driggers, Attorney 299

(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 Eighty Two Thousand Five 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

Robert Stephen Beatty and Susan H. Beatty

(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 80 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.

This conveyance is subject to the following:

1. Taxes for 1979 and subsequent years.
2. Restrictive covenants and conditions recorded in Misc. Book 22, Page 283, in Probate Office.
3. 50 foot building set back line from Southern Boulevard.
4. Utility easements across North, West and South sides of said lot as shown on recorded map of said subdivision.
5. Permit to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 310, Page 217, in Probate Office.
6. Driveway License Agreement dated 7/30/79 between Owens Enterprises, Inc and Benjamin L. and Susanne G. Webb, to be recorded simultaneously herewith.

$74,250 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 331 PAGE 326

19790808000101640 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/08/1979 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, Johnny E. Owens who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July 19 79.

Owens Enterprises, Inc.

ATTEST: STATE OF ALABAMA JEFFERSON CO.

By Johnny E. Owens
Secretary JOHNNY E. OWENS, President

'79 AUG -8 AM 9:35 Rec Mtg 394
Rec Tax - 8.50
Rec. 1.50
Int. 1.00
11.00

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said 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 31st day of July 1979.

NOTARY PUBLIC STATE AT LARGE

Notary Public

Robert O. Driggers
Attorney At Law
P. O. Box [redacted]023
Homewood, [redacted] 35209