

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124

234



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand and no/100 (\$140,000.00) DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, w

M. S. McGehee and wife, Louise A. McGehee

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tom Owen and Linda H. 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:

A parcel of land in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Beginning at a point on the north right of way line of State Highway No. 25 at a point 40 feet west of the east line of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of said Section 3 and run in a westerly direction along the north right of way of said highway 210 feet; thence north 4 deg. 30 min. west 210 feet; thence north 88 deg. east 210 feet; thence south 4 deg. 30 min. east a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$110,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

In previous descriptions for this property conveyed, the starting point has been erroneously described as starting on State Highway 36. The starting point is on State Highway 25. All other aspects of the description in this chain of title are correct.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE 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 hand(s) and seal(s), this 31st day of March, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Deed TAX 30.00
Rec 1.50
Ind 1.00

1983 APR -6 AM 8:27

32.50 see Mtg #24-363

(Seal)

Thomas A. Shivers, Jr.

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. S. McGehee and wife, Louise A. McGehee whose name s 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 31st day of March, A. D. 1983

Form ALA-31

Daniel M. Spittler

Notary Public.