

1257

(Name) EJS William T. Mills, II

(Address) #2 Office Park Circle

Form 1-15 Rev. 1-60.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO:
Joseph C. Ziegler, Jr.
1911 Forest Ridge Cir
Chelsea, Alabama
DOLLARS

That in consideration of TEN & NO/100--- and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
WAYNE A. OWEN and MARION HICKS OWEN, husband and wife

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

Joseph C. Ziegler, Jr., and wife, Constance M. Ziegler

(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 JEFFERSON

County, Alabama to-wit:

Tract 11, according to the Survey of Chelsea Estates, as recorded in Map Book 5, Page 61, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record.

Sales price is exactly \$103,750.00 of which \$76,300.00 was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEES, 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 25th day of June, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

Wayne A. Owen (Seal)

WAYNE A. OWEN

MARION HICKS OWEN

Marion Hicks Owen (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 WAYNE A. OWEN and MARION HICKS OWEN, husband and wife whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, A. D., 1983

Dominick Fletcher et al FOR MARION HICKS OWEN
Janice K. Seligson Notary Public.
October 4, 1983

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STATE OF TENNESSEE
COUNTY OF SHELBY)

APPEARED before me WAYNE A. OWEN who is known to me & VOLUNTARILY
document on the REVERSE side this 25TH day of
JUNE 1983 AFTER BEING INFORMED OF THE
CONTENTS.

My Commission Expires 5-13-84

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See reg. 435-696
1983 AUG 25 AM 9:52

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Deed TAX	27.50
Rec	3.00
Ins	1.00
	<hr/> 31.50

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RETURN TO

Donna L. Owen & Wayne A. Owen
W. Owen & Henry S.

Wayne A. Owen &

Marion H. Owen

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Return to:
PORTERFIELD, SCHOLL, BALABRIDGE,
MILLS, CLARK & HENDER, P.A.
#2 Office Park Circle
P.O. Box 7678-A
Birmingham, Alabama 35223