

This instrument was prepared by

(Name) ✓ A. Eric Johnston, Attorney at Law

(Address) 2220 Highland Avenue, B'ham, Al. 35255

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and no/100 (\$16,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert T. Fincher, Jr. and Jessica J. Fincher

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

Tom E. Owen and wife, Linda H. Owen

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby

County, Alabama to-wit:

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A tract of land situated in the Northwest quarter of the Northeast quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said quarter-quarter section a distance of 238.85 feet to a point; thence turn a deflection angle of 43 degrees 13 minutes to the right and run in a Northeasterly direction a distance of 17.98 feet to the point of beginning; thence continue in a Northeasterly direction along the projection of the last described course a distance of 336.95 feet to a point; thence turn an interior angle of 132 degrees 33 minutes and run to the right in an Easterly direction a distance of 727.50 feet to a point on the Southwest right-of-way line of a County Road; thence turn an interior angle of 106 degrees 10 minutes and run to the right in a Southeasterly direction along the Southwest right-of-way line of said County Road a distance of 258.45 feet to a point; thence turn an interior angle of 73 degrees 50 minutes and run to the right in a Westerly direction a distance of 1,027.32 feet to the point of beginning.

Subject to any unpaid taxes and easements of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 9th day of March, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1984 MAR 12 AM 10:30

Deed tax 16.00
Rec 1.50
18.50

Robert T. Fincher, Jr. (Seal)
Robert T. Fincher

Jessica J. Fincher (Seal)
Jessica J. Fincher

Thomas J. Fincher, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Robert T. Fincher and Jessica J. Fincher whose name s are signed to the foregoing conveyance, and who have known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March A. D., 1984