

This instrument was prepared by 2109
(Name) J. Michael Joiner
(Address) 321 First St. N., Alabaster, AL 35007

Send Tax Notice To: _____
name _____
address 3430 Indian Lake Dr
Helena, AL
35080

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 **Twenty Seven Thousand, Five Hundred Dollars and no/100ths** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Estate of Alta King

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

✓ Richard T. Owens and wife, Frances Owens

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence East along the South line of said 1/4 - 1/4 section a distance of 166.21 feet to the point of beginning of tract of land herein described: thence 79 degrees 49 minutes left 232.11 feet; thence 108 degrees 53 minutes right 117.06 feet; thence 8 degrees 08 minutes right 83.0 feet; thence 4 degrees 06 minutes right 83.5 feet; thence 94 degrees 51 minutes right 67.2 feet; thence 7 degrees 27 minutes left 79.15 feet; thence 1 degree 26 minutes left 99.18 feet; thence 99 degrees 27 minutes right 166.44 feet to the point of beginning.

BOOK 121 PAGE 239

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this _____
day of December, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1987 MAR 24 PM 2:36

STATE OF ALABAMA

Shelby COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, _____ the Undersigned _____, a Notary Public in and for said County, in said State, hereby certify that James L. King 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 _____ has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of December, A. D., 1986