

PORTERFIELD L. BAINBRIDGE.

MIMS & HARPER, P.A.

92 OFFICE PARK CIRCLE

POST OFFICE BOX 7899-A

BIRMINGHAM, ALABAMA

35253

This instrument was prepared by

PLOW-0000

SEND TAX NOTICE TO:

(Name) THOMAS R. OWENS

5132 KIRK WALL LANE

(Address) BIRMINGHAM, ALABAMA 35242

(Name) Terrell Johnson

(Address) 8 Penn Center, Phila., PA 19103

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND (\$132,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, TERRELL R. JOHNSON, JOSEPH T. HARTMAN, GEORGE E. MC CARTY, WILLIAM G. ANDERSON and GEORGE J. EGNER, Trustees under Declaration of Trust dated August 1, 1985 (herein referred to as grantors) do grant, bargain, sell and convey unto THOMAS R. OWENS and JUDITH A. OWENS, Husband and Wife

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

Shelby

County, Alabama to-wit:

Lot 11, Block 1, according to the Survey of Kirkwall, as recorded in Map Book 6, Page 152 A and B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

AND by Authority set forth under Declaration of Trust dated August 1, 1985, any two Trustees thereunder may act for all the Trustees.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS, RESERVATIONS, AND RIGHTS OF WAY APPEARING OF RECORD AFFECTING THE PROPERTY.

\$75,000.00 OF THE TOTAL CONSIDERATION RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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

89 MAR -9 AM 10:20

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 57.00
2. Mtg. Tax
3. Recording Fee 2.00
4. Indexing Fee 4.00
TOTAL 63.00

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, they have hereunto set their hand(s) and seal(s), this

day of February 1989

WITNESS:

Angela C. Hudson (Seal)
Joseph A. Hoffman (Seal)
(Seal)

Terrell R. Johnson (Seal)
Joseph T. Hartman, and (Seal)
Trustees under Declaration of (Seal)
Trust dated August 1, 1985

PENNSYLVANIA
STATE OF ALABAMA
Philadelphia COUNTY

I, John Johnson, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson and Joseph T. Hartman, Trustees under Declaration of Trust dated August 1, 1985, whose names 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

8th

day of

February

A.D., 1989