

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: William Laurence Owings  
name  
5038 Indian Valley Road  
address  
Birmingham, AL 35216

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

STATE OF ALABAMA

Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Forty Five Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Samuel Steven Maniscalco, an unmarried man and Cheryl Marie Maniscalco, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

William Laurence Owings and Donna D. Owings  
(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 20, Block 2, according to the Survey of Indian Valley, 1st Sector, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

BOOK 234 PAGE 668

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$95,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

- 1. Deed Tax \$ 50.00
- 2. Mig Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 54.50

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, we have hereunto set our hand(s) and seal(s), this 31st day of March, 19 89

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
89 APR 17 AM 9:47 (Seal)

Samuel Steven Maniscalco (Seal)  
Samuel Steven Maniscalco

Cheryl Marie Maniscalco (Seal)  
Cheryl Marie Maniscalco

STATE OF ALABAMA  
Jefferson COUNTY  
JUDGE OF PROBATE

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Steven Maniscalco, an unmarried man and Cheryl Marie Maniscalco, an unmarried woman 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 31st day of March, A. D., 19 89

Lamar Ham

[Signature]  
Notary Public.