

(Name) Nelson B. and Sally B. Owens

(Address) 2025 Chandawood Circle
Birmingham, AL 35124

This instrument was prepared by

(Name) William L. Longshore, III

(Address) 1900 City Federal Building, Birmingham, Alabama 35203

Form 1-1-77 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand, One Hundred Twenty Dollars and 00/100---(\$12,120.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Baker Properties, LTD.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Nelson B. Owens, Jr. and wife, Sally B. Owens

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I, Baker Properties, LTD Land Subdivision #3 as recorded in Map Book 13, page 72 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Any and all taxes for the year 1990 and subsequent years.

Right of way to Alabama Power Company as recorded in Volume 155, page 144 in the Probate Office of Shelby County, Alabama.

Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

The successors and assigns of Baker, and any future transferees or assignees of title to the Property, shall be permitted to subdivide the Property not more than once during the five (5) year period from the date of this deed.

No mobile homes shall be allowed to be placed upon the Property at any time hereafter.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 1st day of June, 19 89.

NOTARY PUBLIC
I CERTIFY THAT
THIS INSTRUMENT WAS FILED

(Seal)

Richard M. Baker (Seal)
RICHARD M. BAKER, General Partner

Elizabeth B. Leath (Seal)
ELIZABETH B. LEATH, General Partner

(Seal)

(Seal)

(Seal)

89 JUN -2 PM 3:38

1. Bond Tax \$ 12.50

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 17.00

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, William L. Longshore, III, a Notary Public in and for said County, in said State, hereby certify that Richard M. Baker and Elizabeth B. Leath, General Partners whose name & AKA signed to the foregoing conveyance, and who AKA 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 1st day of June, A.D., 19 89

William L. Longshore, III
Notary Public