

This instrument was prepared by:  
 (Name) Daniel M. Spitler, Attorney  
 (Address) 108 Chandalar Drive  
 Pelham, Alabama 35124

Send Tax Notice to:  
 (Name) Ms. Denise M. Owen  
 (Address) P O Box 798  
 445 Alabama Ave 35007

**WARRANTY DEED**

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-NINE THOUSAND AND NO/100 (\$39,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ERNEST JOSEPH and wife, ZAFIRA D. JOSEPH and JOE JOSEPH and wife, YVONNE D. JOSEPH

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DENISE M. OWEN, an unmarried woman and MILDRED L. BOLTON, a married woman

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

Lot 4, according to the survey of Joseph's Subdivision as recorded in Map Book 8 page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

A part of Lot 4 of Joseph's Subdivision as recorded in Map Book 8 page 122 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southeasterly corner of said Lot 4; thence in a Northwesterly direction, along the Southwesterly line of said Lot 4, a distance of 94.60 feet; thence 101 deg. 22 min. 11 sec. right in a Northeasterly direction a distance of 18.19 feet; thence 89 deg. 42 min. 57 sec. right in a Southeasterly direction, a distance of 92.75 feet to the point of beginning.

SUBJECT TO:

Building setback line of 35 feet reserved from 2nd Court as shown plat.  
 Public utility easements as shown by recorded plat, including a 5 foot on the East side and an irregular on the West side of lot.  
 Mineral and mining rights if not owned by Grantor.

\$31,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 251 PAGE 877

1. Deed Tax	\$ 8.00
2. Mtg Tax	—
3. Recording Fee	7.50
4. Indexing Fee	5.00
TOTAL	16.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of August, 19 89

Ernest Joseph (Seal) Zafira D. Joseph (Seal)  
Joe Joseph (Seal) Yvonne D. Joseph (Seal)

STATE OF ALA. SHELBY COUNTY }  
 I CERTIFY THIS INSTRUMENT WAS FILED  
 89 AUG 18 AM 10:23  
 (Seal)  
 Thomas G. Snowden, Jr.  
 JUDGE OF PROBATE

STATE OF ALABAMA }  
 SHELBY Jefferson County } General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Ernest Joseph and wife, Zafira D. Joseph and Joe Joseph and wife, Yvonne D. Joseph whose name(s) 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 1st day of August, 19 89

1/25/90  
 My Commission Expires:

Nancy Lynn Skelton  
 Notary Public