

WARRANTY DEED

SEND TAX NOTICE TO:

Alan D. Wessel
2904 Berkeley Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

Inst # 1993-06425

03/08/1993-06425
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 59.00

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
TWO HUNDRED TWENTY THOUSAND AND 00/100*****
(\$ 220,000.00*****) to the undersigned Grantor or Grantors in hand
paid by the Grantees, whether one or more, herein, the receipt of
which is hereby acknowledged, we, Richard F. Owen and Jane E. Owen,
husband & wife, (herein referred to as Grantors) do grant, bargain,
sell and convey unto Alan D. Wessel and wife, Jean E. Wessel
(herein referred to as Grantees) as individual owner or as joint
tenants, with right of survivorship, if more than one, the
following described real estate, situated in the State of Alabama,
County of Shelby, to-wit:

Lot 7, Block 1, according to the Amended Map of Woodford,
as recorded in Map Book 8, Page 51 A, B, C and D, in the
probate Office of Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights
of ways, limitations, if any, of record, and Ad Valorem Taxes for
the year 1993, which said taxes are not due and payable until October
1, 1993.
\$170,000.00***** of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their
heirs and assigns, forever; it being the intention of the parties
to this conveyance, that if more than one Grantee, then to the
Grantees as joint tenants with right of survivorship (unless the
joint tenancy hereby created is severed or terminated during the
joint lives of the Grantee(s) 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 said Grantee(s),
his/her/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 heirs, executors and administrators shall, warrant and
defend the same to the said Grantee(s), his/her/their heirs, and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 19 day of JAN., 1993

Richard F. Owen (Seal)
Richard F. Owen
Jane E. Owen (Seal)
Jane E. Owen

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Richard F. Owen and Jane E. Owen, husband & wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of JAN., 19923

Sue D. Williams
Notary Public

(SEAL)

My commission expires: MAY 20 1995

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