

VALUE: \$100.00 - Deed executed for curative purposes for title

SEND TAX NOTICE TO:

Johnny E. and Mamie L. Owens

108 David Green Road

Birmingham, Alabama 35244

Inst # 1998-03990

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

02/05/1998-03990
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLAR (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Johnny E. Owens and wife, Mamie L. Owens** (herein referred to as grantors) do grant, bargain, sell and convey unto **Johnny E. Owens and wife, Mamie L. Owens** (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 of Owens Industrial Park, First Addition, as recorded in Map Book 11, Page 2, Probate Records of Shelby County, Alabama.

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, I, or each of us, have hereunto set my or our hands and seals, this 5th day of February, 1998.

Johnny E. Owens (SEAL)
Johnny E. Owens

Mamie L. Owens (SEAL)
Mamie L. Owens

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny E. Owens and wife, Mamie L. Owens, 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 5th day of February, 1998.

Paula Head (SEAL)
Notary Public