

STATE OF ALABAMA **

**

SHELBY COUNTY **

WARRANTY DEED

(With Rights of Survivorship)

This Indenture, made and entered into by and between JOHN W. OWENS, herein referred to as Grantor, and WAYNE R. SATTERWHITE, and wife MARTHA S. SATTERWHITE herein referred to as Grantees,

WITNESSETH:

That Grantor, for an in consideration of the sum of Ten and 00/100 Dollars to Grantor cash in hand paid by Grantees, and other good and valuable considerations the receipts of which is acknowledged, has this day given, granted, bargained, sold and conveyed, and does by these presents give, grant, bargain, sell and convey to Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to wit:

A Right of Way described as follow:

A parcel of land situated in the Southwest Quarter of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run North 00 deg. 13 min. 54 sec. West along the west line of said quarter-quarter section for a distance of 673.29 feet to the POINT OF BEGINNING; thence continue along last described course for a distance of 60.10 feet; thence leaving said west line run South 86 deg. 56 min. 35 sec. East for a distance of 430.01 feet more or less to the westerly margin of a prescriptive right of way for Oakwood Drive; thence run South 01 deg. 11 min. 52 sec. West along said westerly margin for a distance of 60.03 feet; thence leaving said westerly margin run North 86 deg. 56 min. 5 sec. West for a distance of 428.51 feet, more or less to the POINT OF BEGINNING.

To Have and To Hold the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and

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right of reversion.

And Grantor covenants and agrees with Grantees that Grantor is lawfully seized of any indefeasible estate in fee simple in and to the real estate herein conveyed; that Grantor has good right to sell and convey same; that said real estate is free from all encumbrance, and Grantor does warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Given under my hand and seal on this 4 day of February, 1999.

John W. Owens (L.S.)
JOHN W. OWENS

This Instrument Was Prepared By:
JOHN W. OWENS
429 QUINTARD AVENUE
ANNISTON, ALABAMA 36201

STATE OF ALABAMA **

SHELBY COUNTY **

I, the undersigned, a Notary Public in and for said State of County, hereby certify that JOHN W. OWENS whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed same voluntarily on the day it bears date.

Given under my hand and seal on 4 day of February, 1999.

Linda V. Gardner
NOTARY PUBLIC

MY COMMISSION EXPIRES OCT. 26, 2002

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