

This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253



20040823000471150 Pg 1/2 18.50
Shelby Cnty Judge of Probate, AL
08/23/2004 13:38:00 FILED/CERTIFIED

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY-SIX THOUSAND, NINE HUNDRED DOLLARS (\$136,900.00); ONE HUNDRED THIRTY-TWO THOUSAND, SEVEN HUNDRED AND NINETY-THREE DOLLARS (\$132,793.00)], paid by **Mortgage** filed at the same time as this deed, to the undersigned grantor, MATTHEW F. OWEN and JENNIFER B. OWEN, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto JEFFREY L. RABB AND ROXIE L. RABB, a married couple, (herein referred to as 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 in Shelby County.

Lot 34, according to the Survey of St. Charles Place, Phase Three, Sector 2, as recorded in Map Book 21, Page 119, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Building and setback lines of 20 feet as recorded in Map Book 2, Page 119, in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Power Company as recorded in Deed Book 57 Page 547 and Deed Book 58 Page 65 and 72, in the Probate Office of Shelby County, Alabama.
3. Easement to Southern Natural Gas as recorded in Deed Book 90 Page 306 and Deed Book 213 Page 17, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race,

color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument NO. 1996-31683, in the Probate Office of Shelby County, Alabama.

5. Right of way to Shelby County as recorded in Deed Book 155 Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Restrictions with Alabama Power Company as recorded in Instrument No. 1999-12046 in the Probate Office of Shelby County, Alabama.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 19th day of August, 2004.

Witness

Witness

STATE OF ALABAMA
SHELBY COUNTY

Matthew F. Owen
Matthew F. Owen
Jennifer B. Owen
Jennifer B. Owen

20040823000471150 Pg 2/2 18.50
Shelby Cnty Judge of Probate, AL
08/23/2004 13:38:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Matthew F. Owen and Jennifer B. Owen, individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 19th day of August, 2004.

My Commission Expires

01-28-07

[Signature]
Notary Public