

SEND TAX NOTICE TO: LISA K. ANDREW  
4716 EAGLE WOOD COURT  
BIRMINGHAM, AL 35242

20080417000157790 1/2 \$154.00  
Shelby Cnty Judge of Probate, AL  
04/17/2008 01:54:15PM FILED/CERT

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$470,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **RONNIE D. OWENS and T. SUZANNE OWENS, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **LISA K. ANDREW and ERIC G ANDREW**, (herein referred to as GRANTEE(S) 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, situated in the **County of SHELBY, and State of Alabama**, to-wit:

SEE EXHIBIT A

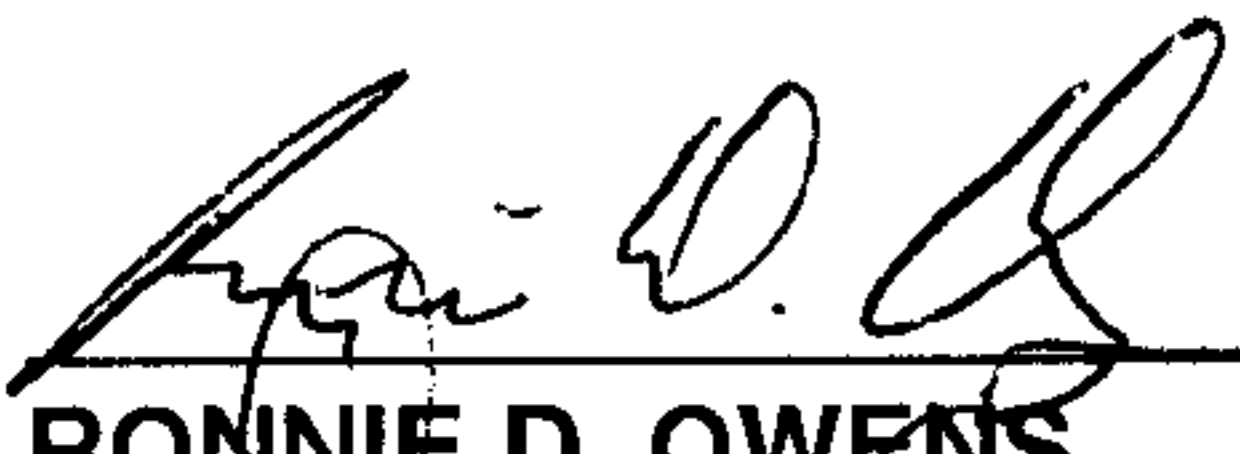
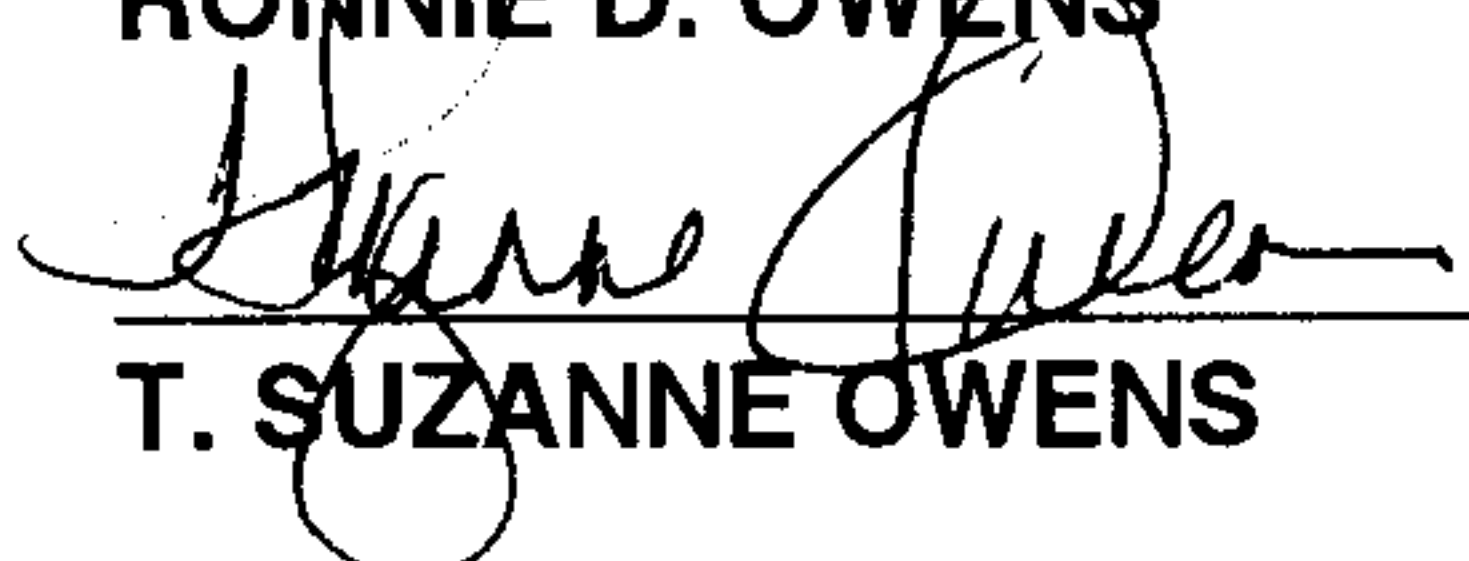
\$330,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said 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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of April, 2008.

\_\_\_\_\_  
\_\_\_\_\_  
 (L.S.)  
**RONNIE D. OWENS**  
 (L.S.)  
**T. SUZANNE OWENS**

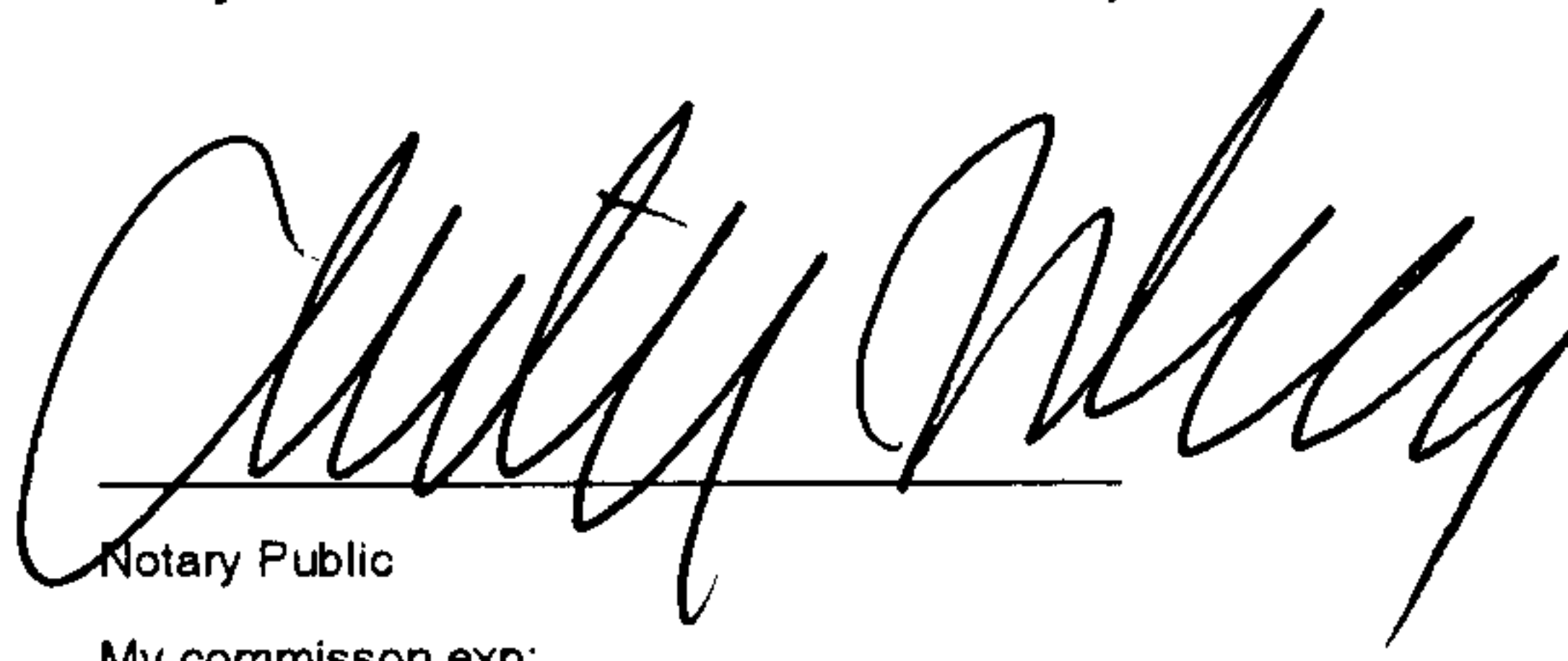
THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that RONNIE D. OWENS and T. SUZANNE OWENS, 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 conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 15th day of April, 2008.

Shelby County, AL 04/17/2008  
State of Alabama

Deed Tax: \$140.00

  
\_\_\_\_\_  
Notary Public  
My commission exp: \_\_\_\_\_

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/07/09

## EXHIBIT "A"

Lot 20, according to the Survey of Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama.

Also: Part of Lot 21, Eagle Point First Sector-Phase I, as recorded in Map Book 14, Page 114, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From an existing Weygand iron rebar being the locally accepted SW corner of said Lot 21, run in an Easterly direction along the South line of said Lot 21 for a distance of 244.40 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the left of  $90^{\circ}$  and run in a Northerly direction for a distance of 19.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of  $90^{\circ}30'13''$  and run in an Easterly direction for a distance of 99.42 feet to an existing iron rebar set by Weygand and being on the South line of said Lot 21; thence turn an angle to the right of  $165^{\circ}30'38''$  and run in a Southwesterly direction along the South line of said Lot 21 for a distance of 75.0 feet; thence turn an angle to the right of  $13^{\circ}59'15''$  and run in a Westerly direction along the South line of said Lot 21 for a distance of 26.63 feet more or less, to the point of beginning.