

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
405 Hwy 30
Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, in order to create a joint tenancy with right of survivorship, the undersigned Frank I. Owen and Betty Owen, husband and wife (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Frank I. Owen, Sr. and Betty S. Owen (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 situated in Shelby County, Alabama to-wit:

Commence at the SE corner of Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said Section 24 a distance of 667.43 feet to a point at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 24; thence turn an angle of 90 deg. 53 min. 00 sec. to the right and run North along the West boundary line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 664.62 feet to the point of beginning at the SE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence continue in the same direction and along the East boundary line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and the East boundary line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 996.95 feet to a point; thence turn an angle of 91 deg. 07 min. 29 sec. left and run Westerly a distance of 664.17 feet to a point; thence turn an angle of 88 deg. 45 min. 34 sec. to the left and run South along the West boundary of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 995.31 feet to a point at the SW corner of the said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 91 deg. 05 min. 45 sec. to the left and run East along the South boundary line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 666.13 feet to the point of beginning; said tract of land being the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and a portion of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, all in Section 24, Township 21 South, Range 1 West and containing 15.2 acres.

LESS AND EXCEPT the land conveyed to Scott V. Owen and Tina W. Owen by deed recorded as Instrument # 2000-15689 in the Probate Office of Shelby County, Alabama.

Subject to easements, conditions, restrictions, covenants, and encumbrances of record.

Shelby County, AL 11/14/2013
State of Alabama
Deed Tax: \$280.00


20131114000448430 1/3 \$300.00
Shelby Cnty Judge of Probate, AL
11/14/2013 02:35:32 PM FILED/CERT

Grantor Frank I. Owen and Grantee Frank I. Owen, Sr. are one and the same.
Grantor Betty Owen and Grantee Betty S. Owen are one and the same.

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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of November, 2013.


Frank I. Owen


Betty Owen

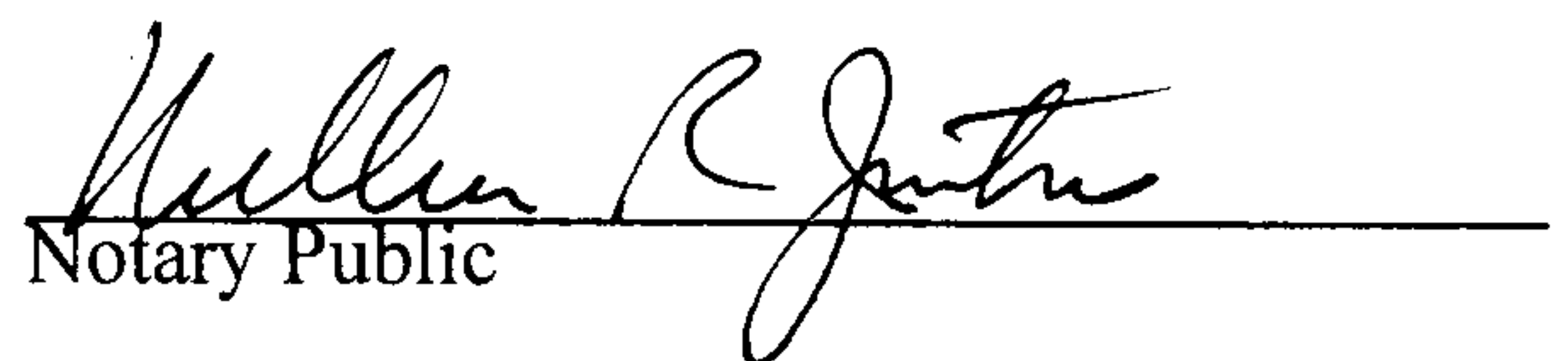
STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank I. Owen and Betty Owen, 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 1st day of November, 2013.




Notary Public


20131114000448430 2/3 \$300.00
Shelby Cnty Judge of Probate, AL
11/14/2013 02:35:32 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frank I. & Betty Owen
Mailing Address 405 Hwy 30
Columbiana, AL 35051

Grantee's Name Frank I. Owen Sr. & Betty S Owen
Mailing Address 405 Hwy 30
Columbiana, AL 35051

Property Address 405 Hwy 30
Columbiana, AL 35051

Date of Sale 11-1-13
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 279,682 (3/4)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-1-13

Print Frank I. Owen

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20131114000448430 3/3 \$300.00
Shelby Cnty Judge of Probate, AL
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Form RT-1