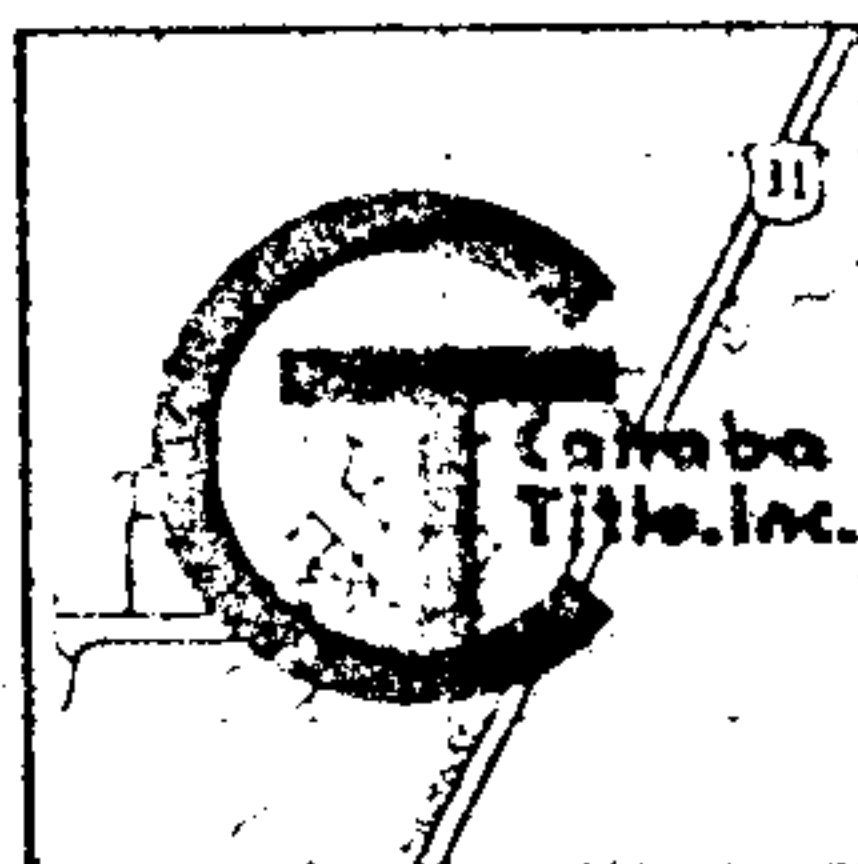


This instrument was prepared by

(Name) Daniel M. Spitler

(Address) Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

628

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Thousand, Two Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Delmus L. Hyche and wife, Hilda L. Hyche

(herein referred to as grantors) do grant, bargain, sell and convey unto

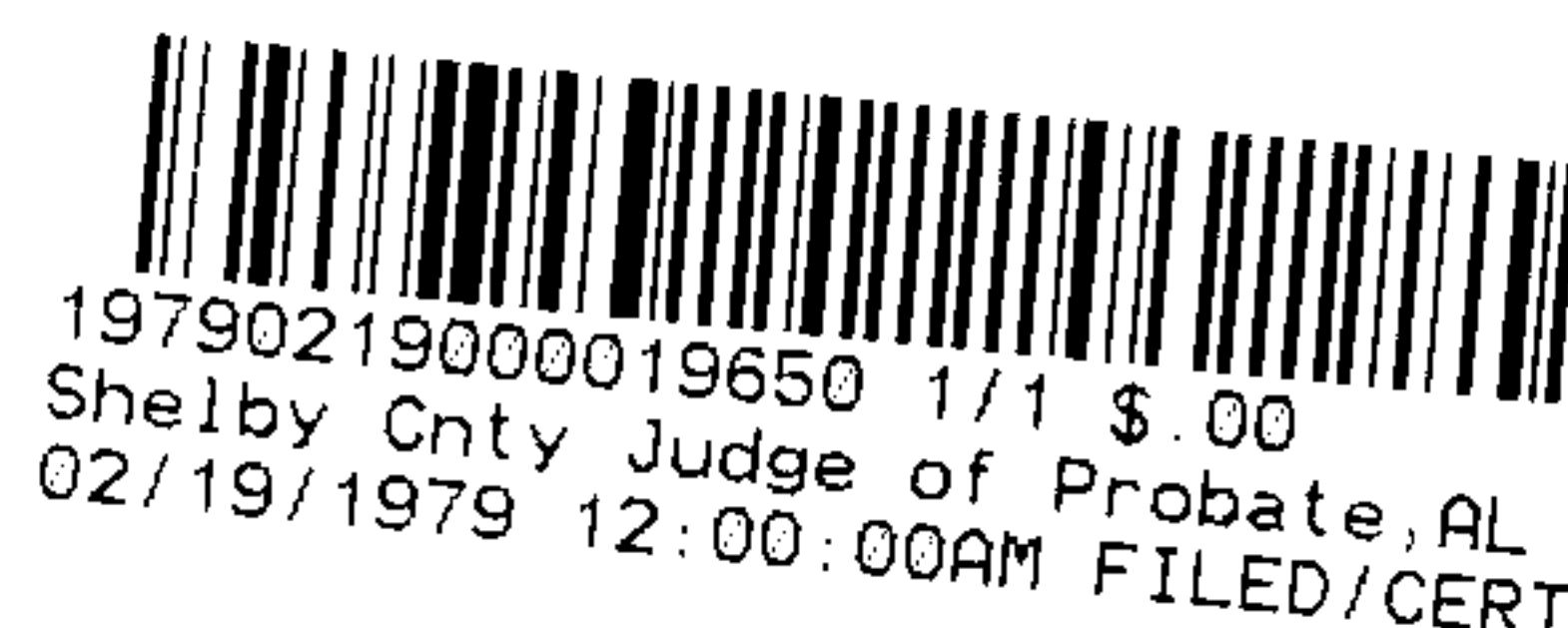
Leonard T. Lowery and Gertrude Lowery

(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:

Beginning at the southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama and run thence northerly along the west line of said Quarter-Quarter a distance of 165.0 feet to the point of beginning of the parcel herein conveyed; thence continue northerly along the west line of said Quarter-Quarter a distance of 165.0 feet to a point; thence turn an angle of 90 deg. 25 min. 30 sec. to the right and run easterly 1,115.20 feet to a point on the west right-of-way line of Shelby County Highway No. 61; thence turn an angle of 109 deg. 16 min. 30 sec. to the right and run southwesterly along said right-of-way line a distance of 174.95 feet; thence run in a westerly direction to the point of beginning.

Subject to easements and restrictions of record.

\$2000.00 of the purchase price recited above was paid from a mortgage loan executed simultaneously herewith.



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 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, we have hereunto set our hand(s) and seal(s), this 16th day of February, 1979

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

1979 FEB 19 AM 8:41

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delmus L. Hyche and wife, Hilda L. Hyche 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 16th day of February, A. D., 1979