



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) DONALD T. TRAWICK, Attorney
(Address) 2244 Center Point Road, Suite 101
Birmingham, Alabama 35215

SEND TAX NOTICE TO:
MR. & MRS. ROBERT F. SHEPARD, JR.
3541 Cheshire Drive
Birmingham, Alabama 35243

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND ONE HUNDRED SEVENTY-ONE
& NO/100THS (\$158,171.00)*****DOLLARS

to the undersigned grantor, LOWREY BUILDING SUPPLY CO., INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

ROBERT S. SHEPARD, JR. and wife, PATTI F. SHEPARD

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Lot 76A, according to plat recorded in Map Book 9, Page 10, in the
Probate Office of Shelby County, Alabama, being a Resurvey of Lots
73 through 76, Meadow Brook, 5th Sector, First Phase, recorded in
Map Book 8, Page 109. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions and reservations of record,
if any.

\$126,400.00 of the purchase price recited above was supplied by a mortgage
loan executed and filed simultaneously herewith. RECORDING FEES

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT -3 AM 10:05

Thomas A. Lowrey, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		<u>32.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>35.50</u>

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same
to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary, Mary Lowrey
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of September 1985

ATTEST:

By *Mary Lowrey*
Mary Lowrey, Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Mary Lowrey
whose name as Secretary of LOWREY BUILDING SUPPLY CO., INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 23rd day of September 19 85.

Donald T. Trawick

Notary Public