

This form furnished by:

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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. Larry P. McDow
(Address) 527 O'NEAL DR.

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FIVE THOUSAND AND NO/100 (\$45,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JERRY LUCAS, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LARRY P. MCDOW and wife, BARBARA H. MCDOW

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7, according to the Map and Survey of Twin Brook Estates, as recorded in Map Book 12 page 90 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Real 205 page 232 and Map Book 12 page 90 in Probate Office of Shelby County, Alabama.
Right of Way for public utilities by instrument recorded in Real 205 page 230 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 142 page 39 and Real 87 page 874 in Probate Office of Shelby County, Alabama, and being assessed by Floyd E. Benton, M. Brian Gordon, Harris M. Gordon and Ruth Luck Gordon.

Subject to that part of subject property lying in Brook Lane, a private easement as shown by Map Book 12 page 90 and Real 205 page 232 in Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.

1. Bond Tax \$ 45.00
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 49.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th
day of May, 19 89

STATE OF ALABAMA, SHELBY COUNTY (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

89 MAY 31 PM 5:39 (Seal)

Jerry Lucas (Seal)
Jerry Lucas (Seal)

(Seal)

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned
in said State, hereby certify that Jerry Lucas, a married man

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of May, 19 89

1/25/90

My Commission Expires:

[Signature]
Notary Public