

SEND TAX NOTICE TO:

Julius B. Lowery  
(Name) Marilyn D. Lowery  
5104 Meadowbrook Road  
(Address) Birmingham, Alabama 35242

This instrument was prepared by  
John N. Randolph, Attorney  
(Name) Sirote & Permutt, P. C.  
2222 Arlington Avenue, South  
(Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy-One Thousand and no/100-----DOLLARS  
(\$171,000.00)

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

J. Larry Cook, unmarried and Angelyne W. Cook, unmarried  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Julius B. Lowery and Marilyn D. Lowery  
(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 14, according to the Survey of Meadow Brook, 8th Sector, 2nd Phase, as recorded in Map Book 9, page 63, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot Building line as shown by recorded Map.
3. 20 foot Easement on Southwest and Northeast as shown by recorded Map.
4. Restrictions regarding Alabama Power Company as recorded in Real 24, page 857 in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Real 22, page 373 and Real 57, page 970, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Real 24, page 854 in the Probate Office of Shelby County, Alabama.

\$85,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1.	Advalorem Taxes	86.00
2.	Building Line	3.50
3.	Easement	3.50
4.	Restrictions	1.00
5.	Restrictions	1.00
6.	Agreement	1.00
Total		100.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 24th day of August, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 AUG 29 AM 10:02  
(Seal)

J. Larry Cook (Seal)  
Angelyne W. Cook (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Larry Cook and Angelyne W. Cook, unmarried 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 24th day of August, A. D., 19 90.