

This instrument was prepared by

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Form 1-14 Rev. 1/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand and no/100 (\$37,000.00) DOLLARS

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

Johnny L. Lowe, Jr. and wife, Jean F. Lowe

(herein referred to as grantors) do grant, bargain, sell and convey unto
Tracy Williams, a married woman

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A lot in Columbiana, described as beginning at a point on the North side of Mildred or White House Street 250 feet East of the alley running North and South along West line of Section 25, Township 21, Range 1 West, and run Northeast along said street 70 feet; thence Northwest parallel to J. T. Leeper Lot 163 feet to fence; thence Westerly along said fence 70 feet; thence Southeast 160 feet to the said street and thence Northeast along said street 70 feet to the point of beginning, being in the SW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, being the same property heretofore conveyed to L. D. Cole by deed dated February 3, 1937 as shown by deed recorded in Deed Book 102, Page 337, in the Office of the Judge of Probate of Shelby County, Alabama. Being a part of the SW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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

91 MAR 21 PM 3:12

J. Thomas A. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax ——— Not Taxed
2. Mtg. Tax ——— 0.00
3. Recording Fee ——— 2.50
4. Indexing Fee ——— 0.00
5. No Tax Fee ——— 1.00
6. Certified Fee ——— 1.02
Total ——— 4.52

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 29 th

day of May, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Johnny L. Lowe, Jr. and wife, Jean F. Lowe

whose name 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 29 th day of May, A.D., 1990

Notary Public.