

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Allen E. Lowery
Grace N. Lowery
P.O. Box 54
Chelsea, Al 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Seven Thousand Five Hundred and no/100 (\$37,500.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **ALLEN EARL LOWERY and wife, GRACE N. LOWERY; MARGARET MILLER, a widow; ANNETTE MASSEY, a married woman; WINNIEFRED LOWERY VICK, an unmarried woman,** (herein referred to as grantors), grant(s) bargain(s), sell(s) and convey(s) unto **ALLEN E. LOWERY and GRACE N. LOWERY** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SE corner of section 27, Township 19 South, Range 1 West, Shelby County, Alabama, and run North 90 deg. West a distance of 371.38 feet to a point; thence North 16 deg. 20 min. 53 sec. West a distance of 53.27 feet to the point of beginning; thence continue along the last described course a distance of 212.00 feet to a point; thence South 72 deg. 51 min. 11 sec. West a distance of 210.00 feet to a point; thence South 16 deg. 20 min. 53 sec. East a distance of 212.00 feet to a point on the North right-of-way of County Road No. 39, said point being in a curve; thence along the right-of-way of said road a chord bearing of North 71 deg. 03 min. 38 sec. East a chord distance of 167.17 feet, said curve having a central angle of 16 deg. 59 min. 57 sec. a radius of 565.53 feet, an arc distance of 167.79 feet to the point of tangent; thence along the tangent of said right-of-way North 79 deg. 36 min. 37 sec. East a distance of 43.20 feet to the point of beginning; being situated in Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PORTION OF THE HOMESTEAD OF ANNETTE MASSEY, NOR THAT OF HER SPOUSE.

\$15,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE EXECUTED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, WE are lawfully seized in fee simple of said

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premises; that they are free from all encumbrances, unless otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and 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 hands and seals this the 21st day of April, 1998.

Allen Earl Lowery
Allen Earl Lowery
Grace N. Lowery
Grace N. Lowery
Margaret Miller
Margaret Miller
Annette L. Massey
Annette Massey
Winniefred Lowery Vick
Winniefred Lowery Vick

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Allen Earl Lowery and wife, Grace N. Lowery, 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 21st day of April, 1998.

William R. Justice
Notary Public
My Commission Expires: 9/17/99

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Margaret Miller, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 1998.

Bill Yeager
Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 10, 2001

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Annette Massey, a married woman, whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 1998.

Jill Yeager
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 18, 2001

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Winniefred Lowery Vick, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 1998.

Jill Yeager
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 18, 2001

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