

Warranty Deed, Joint Tenants With Right of Survivorship

This instrument was prepared by:
David Lowery
3004 Stonehill Circle
Birmingham AL 35244

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, James J. Ransom, Jr., President, R & J Building Co., Inc. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David R. Lowery and Deborah G. Lowery (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Valley Brook, Phase IV, as recorded in Map Book 14, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and right of way of record and current year Ad Valorem taxes.

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 10th day of December, 1998

James J. Ransom (Seal)
James J. Ransom

Witness

THE STATE OF ALABAMA
Jefferson COUNTY

I, Dennis W. Hugg, a Notary Public, in and for said County in said State, hereby certify that James J. Ransom whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 this the 10 day of December, 1998

Dennis W. Hugg
Notary Public
My Commission Expires 5-13-2002

My Commission Expires 5-13-2002

12/13/1998-49915
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.00

Inst # 1998-49915