

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
1421 Caribbean Circle
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **MARGIE SUE LOWERY, an unmarried person** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **LOWERY HOMES, INC.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Final Plat of Country Aire Estates, as recorded in Map Book 35, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Right-of-way granted to Alabama Power Company recorded in Volume 134, page 106. (b) Right-of-way granted to Shelby County recorded in Volume 217, page 437.

To Have And To Hold to the said grantee, its successors and assigns forever.

\$45,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 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
8th day of February, 2007.

Margie Sue Lowery (SEAL)
MARGIE SUE LOWERY

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **MARGIE SUE 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of February, 2007.

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008

H W G
Notary Public