

This instrument was prepared by

19780310000030530 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/10/1978 12:00:00AM FILED/CERT

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND & NO/100 (\$25,000.00) DOLLARS

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

Allen Lowery and wife, Grace Lowery

(herein referred to as grantors) do grant, bargain, sell and convey unto

Allen Dwayne Lowery and wife, Debra Darlene Lowery

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 26, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run North 3 deg. 27' West along the West boundary of said Section for a distance of 289.0 feet to a point on the North side of Chelsea-Williamson Garage Road; thence continue North 3 deg. 27' West along the West boundary of said Section for a distance of 139.4 feet to a point; thence turn an angle of 88 deg. 44' to the right and run North 85 deg. 17' East a distance of 212.15 feet to a point on the North side of the above mentioned road; thence run a distance of 173 feet in a Southeasterly direction to a point on the Southern edge of the pavement on the above said road; which said point is marked by an iron stake driven into said road on the Southern margin of said pavement, which said point is the point of beginning of the tract herein conveyed; thence turn to the right and run in a Southerly direction parallel with the Western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 210 feet to a point; thence turn to the right and run in a Westerly direction parallel with the Southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 143 feet to a point; thence turn to the right and run in a Northerly direction parallel with the Western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 177 feet, more or less, to the Southern edge of the pavement on the above described road; thence turn to the right and run along the edge of the pavement of said road a distance of 250.0 feet, more or less, to the point of beginning.

Subject to right of way for public road, and subject to any other easements or rights of way of record.

Subject to purchase money mortgage in the amount of \$25,000.00.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 7<sup>th</sup> day of March, 1978.

WITNESS:

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

1978 MAR 10 PM 12:30  
See 624-325-618

Thomas A. Lowery  
JUDGE OF PROBATE

Allen Lowery (Seal)  
Grace Lowery (Seal)  
400

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen Lowery and wife, Grace Lowery, wife of Allen Lowery whose name S 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 7<sup>th</sup> day of March, A. D., 1978

Notary Public.

W. B. N. A.  
(see over for additional acknowledgment)



RETURN TO

TO

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
**LAWYERS TITLE INSURANCE CORP.**  
Title Insurance  
BIRMINGHAM, ALA.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLEN LOWERY, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of March, 1978.

Nancy K. Farmer  
NotaryPublic

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Shelby Cnty Judge of Probate, AL  
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Book 310- Page 943-A