This instrument was prepared by

(Name) Robert J. Dow 1042

(Address) P.O. Box 311, Pelham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand and 00/100---------- DOLLARS

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

Carlos H. Johnson and Frances E. Johnson

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

Carl F. Lowery and Lera I. 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:

See Attached

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19790725000094000 1/2 $.00
Shelby Cnty Judge of Probate,AL
07/25/1979 12:00:00AM FILED/CERT

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 25th day of May, 19 79

WITNESS:

Robert J. Dow (Seal)

Nellie Dow (Seal)

(Seal)

Carlos H. Johnson (Seal)

Carlos H. Johnson (Seal)

Frances E. Johnson (Seal)

Frances E. Johnson (Seal)

STATE OF ALABAMA
Shelby COUNTY } General Acknowledgment

I, Robert J. Dow, a Notary Public in and for said County, in said State, hereby certify that Carlos and Frances Johnson whose name is 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May A. D., 19 79

Robert J. Dow
Notary Public.

Carl F. Lowery
Rt. 1 Box 1120
[redacted], Ala.

19790725000094000 2/2 $.00
Shelby Cnty Judge of Probate,AL
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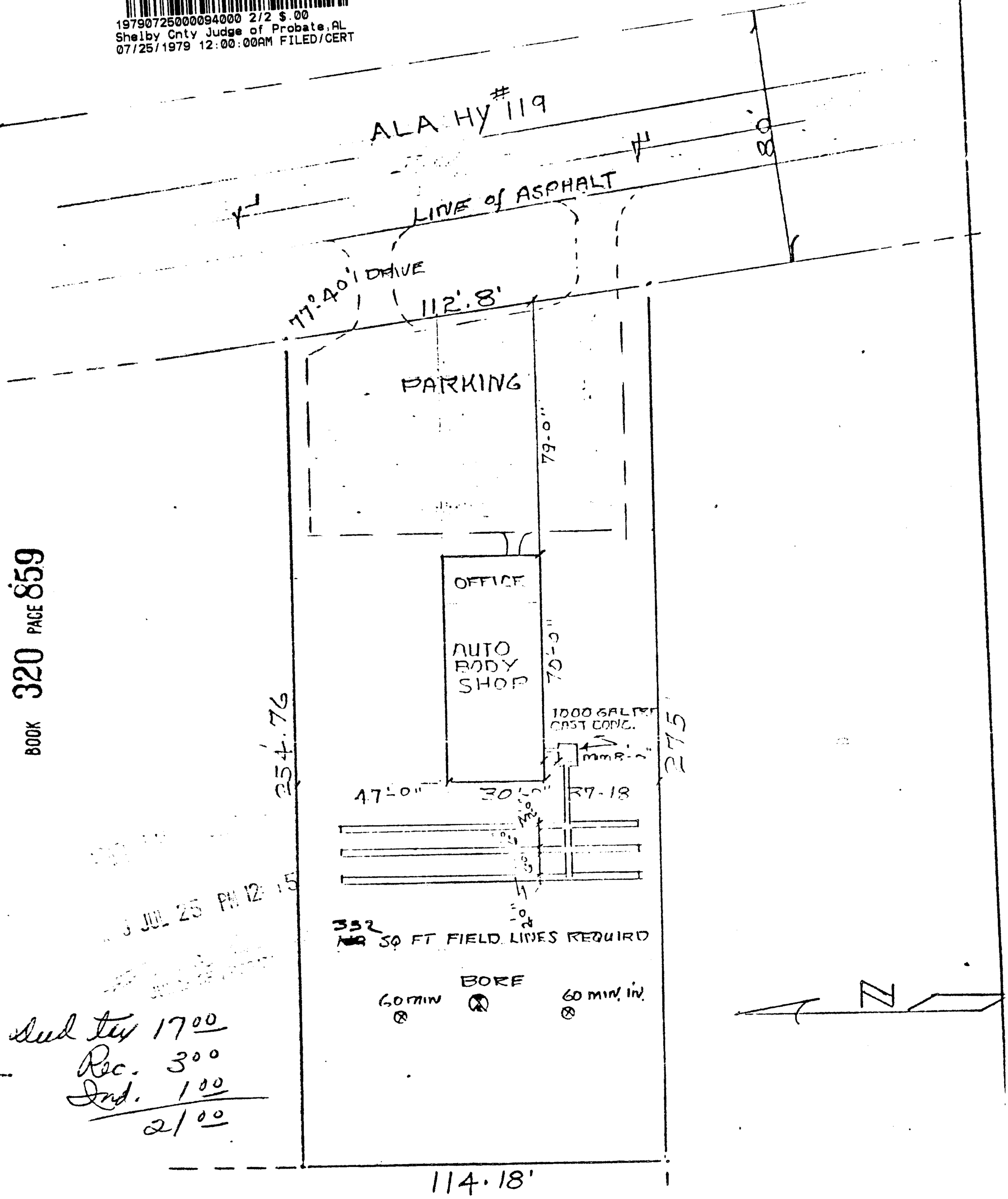

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JUL 25 PM 12 15

Deed tax 17.00
Rec. 3.00
Ind. 1.00
21.00

From the southeast corner of the NW¼ of NW¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, run in a westerly direction along the south line of said ¼-¼ section for a distance of 583.26 feet, thence turn an angle to the right of 78°33 and run in a northwesterly direction for a distance of 1,293.11 feet, more or less, to the intersection of the centerline of a 30 foot Plantation Pipe Line easement and the south right-of-way line of Shelby County Highway #12, thence turn an angle to the right of 101°49'30" and run in an easterly direction along the south right-of-way line of Shelby County Highway #12 for a distance of 551.41 feet, thence turn an angle to the left of 90° and run in a northerly direction for a distance of 10.00 feet, thence turn an angle to the right of 90° and run in an easterly direction for a distance of 78.00 feet, thence turn an angle to the right of 87°40' and run in a southerly direction for a distance of 193.00 feet to the point o beginning, thence turn an angle to the left of 88°03' and run in an easterly direction for a distance of 254.76 feet to a point on the west right-of-way line of Alabama Highway #119, thence turn an angle to the right of 77°40' and run in a southeasterly direction along said west right-of-way line for a distance of 112.80 feet, thence turn an angle to the right of 101°31' and run in a westerly direction for a distance of 275.00 feet; thence turn an angle to the right of 88°52' and run in a northerly direction for a distance of 114.18 feet to the point of beginning, containing 0.68 acres. more or less.