

SEND TAX NOTICE TO:

(Name) William E. Lowery, III

(Address) 2527 Tahiti Lane
Alabaster, AL 35007

This instrument was prepared by

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(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 DOLLARS

And the Assumption of the mortgage herein:
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David S. Strange and wife, Patricia B. Strange

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

William E. Lowery, III and Theresa Jean Lowery

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 2 in Block 6, according to the Survey of Southwind Second Sector as recorded in Map Book 6, page 106 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Engel Mortgage Co as recorded in Real Vol. 374 page 812 in said Probate Office and assigned to FNMA as recorded in Misc Vol 27, page 70, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$7,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 (we) 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 18th

day of July

WITNESS:

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

Deed TAX 3.00
Rec 2.50
Filed 1.00
6.50
1984 JUL 19 AM 10-02
MA 452-541
JUDGE OF PROBATE

David S. Strange (Seal)
Patricia B. Strange (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David S. Strange and wife, Patricia B. Strange 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 18th day of July A.D., 1984

William H. Halbrooks
Notary Public