

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
 P. O. Box 360187
 (Address) Birmingham, Alabama 35236-0187



Cahaba Title, Inc.
 Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company



CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
 COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Six Thousand Eight Hundred Eighty and no/100th (\$86,880.00) Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
 said GRANTOR does by these presents, grant, bargain, sell and convey unto

Keith D. Lowery and wife, Ruth Ann Lowery

(herein referred to as GRANTEEES) 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.

Lot J, according to the survey of Sunny Meadows, Phase Four, as recorded in
 Map Book 9, page 45, in the Probate Office of Shelby County, Alabama; being
 situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

\$56,800.00 of the above recited purchase price was paid from a mortgage loan
 closed simultaneously herewith.

Grantees' Address: 5285 Sunny Meadows Drive, Birmingham Alabama 35243

BOOK 027 PAGE 740

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
 tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
 brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
 and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of May, 19 85

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

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

STATE OF ALABAMA
 COUNTY OF SHELBY

1985 MAY 20 PM 12:03

By Roy L. Martin President

Deed TAX 30.50
 Rec 2.50
 Ind 1.00
 34.00

a Notary Public in and for said County in said

I, THE UNDERSIGNED Roy L. Martin
 State, hereby certify that ROY L. MARTIN
 whose name as THE President of ROY MARTIN CONSTRUCTION, INC.

a corporation, is signed to the foregoing conveyance, and who is known to me, and acknowledged before me on this day that, being
 informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
 the act of said corporation,

Given under my hand and official seal, this the 16TH day of

