

Value: \$1,000.00

SEND TAX NOTICE TO:

(Name) W. E. Lowery

(Address) P. O. Box 56, Calera, Al. 35040

This instrument was prepared by

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(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar ----- DOLLARS
and love and affection

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

W. E. Lowery, a widower, and Paula Jean Kromer, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

W. E. Lowery and Melissa Dawn Kromer

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

Shelby

County, Alabama to-wit:

Lots 12, 13 and 14 in Block 257 according to J. H. Dunstan's map of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.

Grantors are the widower and only child of Norma Lee Lowery, deceased. It is the intention to describe herein and to convey all property in the Town of Calera, Alabama, which W. E. Lowery owns or has an interest in or in which Norma Lee Lowery owned or had an interest in at the time of her death whether correctly described herein or not.

The above described property constitutes no part of the homestead of grantor, Paula Jean Kromer.

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 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 1st
day of August, 1986

- WITNESS: 1.00
1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
1986 AUG -1 AM 11:23 (Seal)

W. E. Lowery (Seal)
Paula Jean Kromer (Seal)
Paula Jean Kromer (Seal)

STATE OF ALABAMA
Shelby

COUNTY

PROBATE

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W. E. Lowery, a widower, and Paula Jean Kromer, a married woman
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 1st day of August, A. D., 1986

Sarah Jackson