

Send Tax Notice To:

Michael P. Knighton  
5109 Stratford Road  
Birmingham, Alabama 35243

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
 2100 16th Avenue, South  
 Birmingham, Alabama 35205

STATE OF ALABAMA     )  
 COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY NINE THOUSAND AND NO/100 DOLLARS (\$149,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Phillip Randall Lowery and wife, Holly Hamby Lowery, (herein referred to as Grantors) do grant, bargain, sell and convey unto Michael P. Knighton and Lisa A. Knighton (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 10, according to the Survey of Meadow Brook, 13th Sector, as recorded in Map Book 9, Page 34, in the Probate Office of Shelby County, Alabama.

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

\$ 88,000.00 of the purchase price recited above was paid from a 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this <sup>24<sup>th</sup></sup> day of February, 1987.

Phillip Randall Lowery  
 Phillip Randall Lowery

Holly Hamby Lowery  
 Holly Hamby Lowery

*[Handwritten Signature]*

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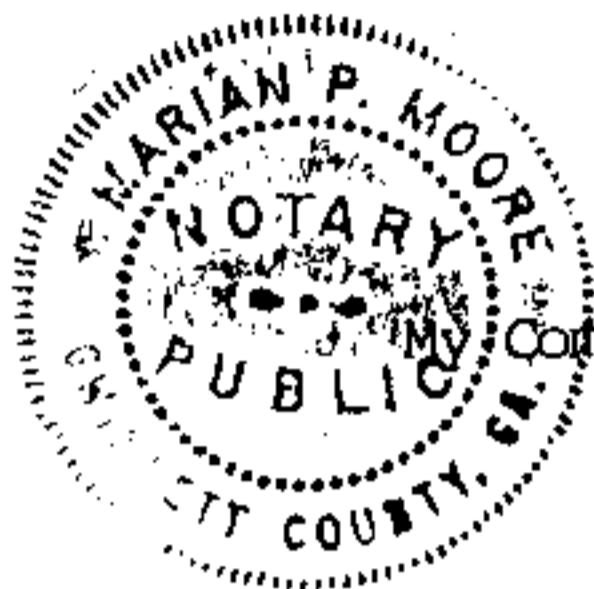
STATE OF *Georgia* )

COUNTY OF *Gwinnett* )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Phillip Randall Lowery and wife, Holly Hamby Lowery 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 date the same bears date.

Given under my hand and official seal, this the *24th* day of February, 1987.

*Marian P. Moore*  
Notary Public



Commission Expires: Notary Public, Gwinnett County, Georgia  
My Commission Expires Oct. 28, 1990

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

1987 MAR -9 AM 10:10

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>67.00</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>67.00</u>