



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Mary Lowrey

(Address) 5317 Skyline Dr. Helena, AL 35080

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and other good and valuable considerations

to the undersigned grantor, Van Lowrey Construction Co., Inc. a corporation,
(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

John S. Kelly, Jr. and Ann B. Kelly

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

County, Alabama to-wit:

Lot 2 A, according to a Resurvey of Lots 1 and 2, Willowbrook
as recorded in Map Book 14, Page 2 in the Probate Office of
Shelby County, Alabama.

The above property is conveyed subject to taxes for the current
year, existing easements, conditions, restrictions, set-back
lines, rights-of way, limitations, acknowledgments, releases,
if any, of record.

Graantee agrees that Grantor shall not be liable for earthquakes,
underground mines, sinkholes, limestone formations, soil
conditions or any other known or unknown surface or subsurface
condition that may now or hereafter exist or occur or cause
damage to person, property or buildings.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. 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 encumbrances,

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~~ Secretary
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 1990

ATTEST:

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

STATE OF Alabama

COUNTY OF Shelby

JUDGE OF PROBATE

By Mary M. Lowrey
1. Secretary \$ 5.00
2. Mtg. Tax \$ 0.50
3. Recording Fee \$ 0.50
4. Indexing Fee \$ 0.00
5. No Tax Fee \$ 0.00
6. Certified Fee \$ 1.00

Total \$ 7.00 a Notary Public in and for said County in said

I, Mary M. Lowrey
State, hereby certify that Secretary of Van Lowrey Construction Co., Inc.
whose name as Secretary President of Van Lowrey Construction Co., Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, 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 31st day of January 1990

2702-Lullwater Rd. B'ham Al. 35242
Betty H. Dickerson
My Commission Expires 12/31/91 Notary Public

BOOK 277 PAGE 578