

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Gary M. Seritt  
(Address) 421 County Highway 39  
Chelsea, Alabama 35043

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FORTY EIGHT THOUSAND AND NO/100ths-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Allen Dwayne Lowery and wife, Debra Darlene Lowery

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Gary M. Seritt and wife, Debbie M. Seritt

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama and run North 3 deg. 27 min. West for a distance of 428.4 feet; thence right 88 deg. 44 min. and run North 85 deg. 17 min. East for a distance of 212.15 feet; thence left 14 deg. 56 min. 05 sec. and run North 70 deg. 20 min. 55 sec. East for a distance of 173.00 feet to point of beginning; said point of beginning being in iron marker set in the pavement on the Southerly side of a county road known as Highway No. 39 (Old Chelsea Williamson Garage Road); from point of beginning turn right 111 deg 14 min. and run Southerly for a distance of 210.00 feet; thence right 55 deg. 21 min. 33 sec. and run Southwesterly for a distance of 143.00 feet; thence right 94 deg. 01 min. 06 sec. and run Northwesterly for a distance of 177.00 feet to a point in the Southerly edge of the pavement; thence right 93 deg. 08 min. 58 sec. and run Easterly for a distance of 250.00 feet to point of beginning; being situated in Shelby County, Alabama.

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

\$43,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

We the hereby undersigned acknowledge that the property described herein is the same property that we took possession of in March 7, 1978 by Deed Book 310, Page 943 under Tax NO. 58-09-7-26-0-002-026.

04/16/1992-4695  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 11.50

TO HAVE AND TO HOLD to the said GRANTEES 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.

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 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 2nd day of April, 19 92.

WITNESS

\_\_\_\_\_  
(Seal) Allen Dwayne Lowery (Seal)  
Allen Dwayne Lowery  
\_\_\_\_\_  
(Seal) Debra Darlene Lowery (Seal)  
Debra Darlene Lowery  
\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

Shelby COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen Dwayne Lowery and wife, Debra Darlene Lowery whose name 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 2nd day of April A.D., 19 92

10-23-93  
My Commission Expires:

**RICHARD D. MINK**  
MY COMMISSION EXPIRES  
**10/23/93**

Richard D. Mink  
Notary Public