

WARRANTY DEED

25,000

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Paul Byram
1 Dunwar Drive
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of twenty-five thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Uriel Hazriel Lowery, a widow, by and through Emma Jean Huckabee with power of attorney, of Briarcliff Nursing Home, Co 95, Alabaster, AL 35007, do grant, bargain, sell, and convey unto Paul Byram and wife Pearl Byram, of 1 Dunwar Drive, Calera, AL, 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §34, Twp 20S, R3W; thence run E 485 feet to the point of beginning; thence N 149.5 feet; thence E 125 feet; thence S 149.5 feet; thence W 125 feet to the point of beginning.

Source of title: A deed executed in June 1957 and recorded in Deed book 187, page 261 of the Shelby County Probate Records. James Lowery died July 31, 1980 leaving all his property to his widow, the grantor herein, pursuant to an order of the Bessemer, Alabama, Probate Court.

The conveyed property forms no part of the homestead of the grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

I, Uriel Hazriel Lowery, by and through Emma Jean Huckabee with power of attorney, do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I 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, I have set my hand and seal, this 04 May 1992.

Witness:

Steven Sears

Uriel Lowery By Emma Jean Huckabee
(Seal)
Uriel Hazriel Lowery,
by and through Emma Jean Huckabee
with power of attorney

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Uriel Hazriel Lowery, by and through Emma Jean Huckabee with power of attorney, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 04 May 1992.

NOTARY
Steven Sears
Notary Public

MY COMMISSION EXPIRES MARCH 6, 1994

05/12/1992-7990
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.50