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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Johnny L. Lowe, Jr.
P.O. Box 101
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 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 Ten Thousand and no/100 (\$10,000.00) and the execution of the purchase money mortgage recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lisa Sims Harrison and Stephen Neal Harrison, wife and husband

(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny L. Lowe, Jr. and wife, Jean F. Lowe

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

Shelby County, Alabama to-wit:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West and run North 2 degrees 19 minutes West 1311.26 feet to the NW corner of SW 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; run thence North 85 degrees 28 minutes East along the North boundary of said SW 1/4 of SW 1/4, according to Parson's Survey, 1337 feet to the NW corner of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, which point is marked by an iron pin; thence turn an angle of 92 degrees 25 minutes 30 seconds right and run thence South 2 degrees 06 minutes 30 seconds East along an old fence line 513 feet to the point of beginning of the lot herein described; thence continue South 2 degrees 06 minutes 30 seconds East along said old fence line 126 feet, more or less, to the North boundary of the J.D. and Polly C. Rowland lot; thence turn an angle of 90 degrees to the left and run thence Easterly along the North boundary of said Rowland lot to the West boundary of a street; thence turn an angle of 90 degrees to the left and run thence North 2 degrees 06 minutes 30 seconds West along the West margin of said street 126 feet to a point; thence turn an angle of 90 degrees to the left and run thence Westerly 150 feet to the point of beginning. Being a part of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1992 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 21st

day of September, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

Lisa Sims Harrison (Seal)
Lisa Sims Harrison

Stephen Neal Harrison (Seal)
Stephen Neal Harrison

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lisa Sims Harrison and husband, Stephen Neal Harrison 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 day the same bears date.

Given under my hand and official seal this 21st day of September, A. D., 19 92

MY COMMISSION EXPIRES JUNE 18, 1996

Notary Public.

Inst # 1992-26617

09/21/1992-20837
02:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS

Inst # 1992-26617

Mike