

Consideration \$ 95000.00

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that VAN LOWREY CONSTRUCTION CO., INC., a corporation, the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, hereby acknowledged to have been paid by CLAUDE F. LAVETT, JR. and VICKI T. LAVETT, the Grantees, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as tenants in common, with equal interests for the period or term that said Grantees shall both survive, and unto the survivor of said Grantees at the death of the other, the following described real property situate in the County of SHELBY, State of Alabama, to-wit:

Lot 140, according to the Survey of Weatherly Sector 5, Windsor, as recorded in Map Book 14, Page 104, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT any oil, gas and other minerals, and rights in connection therewith, which have heretofore been reserved by Grantor or others.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees, during the period or term they shall both survive, 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, in fee simple, forever.

AND, except as to taxes hereafter falling due, which are assumed by the Grantees, and except as to building setback lines and restrictive covenants and easements of record, and except as protective covenants and restrictions from the Chambers Development Company, Inc. to the Weatherly Windsor Sector 5 as set forth in Book 322, Page 589 and recorded December 18, 1990 in the Shelby County records, and except as to a 70 foot building line easement as set forth in Book 14, Page 104 and recorded December 11, 1990 in the Shelby County records, and except as to right of way from Chambers Development Company to Alabama Power Company as set forth

Inst # 1993-17182

06/14/1993-17182  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 104.00

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1993-17182

in Book 337, Page 719 and recorded December 18, 1990 in the Shelby County records, the said Grantor, for itself, its successors and assigns, hereby covenants with the Grantees, their heirs and assigns, that it is seized of an indefeasible estate in fee simple in said property, that said property is free and clear of all encumbrances, and that it does hereby WARRANT and will forever DEFEND the title to said property and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims of all persons.

All recording references are to records in the Office of the Judge of Probate of SHELBY County, Alabama.

IN WITNESS WHEREOF, VAN LOWREY CONSTRUCTION CO., INC. has caused these presents to be executed on this the 9th day of June, 1993.

VAN LOWREY CONSTRUCTION CO., INC.

By: Mary Lowrey  
As Its: Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Mary Lowrey whose name as Secretary of VAN LOWREY CONSTRUCTION CO., INC. is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of June, 1993.

[Signature]  
Notary Public  
My Commission expires: 12-09-93

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE, CARR & ALFORD, P.C.  
Post Office Box 16046  
Mobile, Alabama 36616

Grantees' address:  
129 Kings Crest Lane  
Pelham, Alabama 35124

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