

This Form Provided By
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

P.O. 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 Twenty-Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clark Dean and wife, Brenda Dean

(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 in

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West; thence run Southerly along the East boundary line of said Section 26, a distance of 12.0 feet to an iron monument found in place; thence turn an angle of 99 degrees 00 minutes 37 seconds to the right and run a distance of 155.90 feet to a point; thence turn an angle of 79 degrees 58 minutes 37 seconds to the right and run a distance of 227.0 feet to an iron found at the Southwest corner of the City Hall lot; thence turn an angle of 89 degrees 57 minutes 30 seconds to the left and run Westerly a distance of 26.01 feet to a point on the East edge of a sidewalk; thence turn an angle of 92 degrees 23 minutes 00 seconds to the right and run Northerly along said sidewalk, a distance of 132.75 feet to the point of beginning; thence continue along the same line of direction for a distance of 22.07 feet to a point; thence turn an angle of 15 degrees 02 minutes 00 seconds to the right and continue along the East edge of said sidewalk a distance of 130.70 feet to a point; thence turn an angle of 74 degrees 34 minutes 00 seconds to the right and run along the South edge of a sidewalk on the South side of Mildred Street, for a distance of 53.45 feet to a point; thence turn an angle of 88 degrees 10 minutes 15 seconds to the right and run Southerly a distance of 149.39 feet to a point; thence turn an angle of 92 degrees 36 minutes 13 seconds to the right and run a distance of 93.16 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$15,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 11th

day of January, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Clark Dean and wife, Brenda Dean

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 11th day of January, A.D., 1994

Notary Public.

Inst # 1994-01388

Inst # 1994-01388

Inst

01/12/1994-01388

04:02 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NC3

19.50