

This instrument was prepared by:
(Name) Sheffield, Sheffield, Sheffield,
(Address) 2976 Highway 31 South Suite A
Pelham, Alabama 35124

Send Tax Notice To: Theo Docia Lowery
name
122 Mooney Road
address
Columbiana, Alabama 35051

WARRANTY DEED-

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$33,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bobby L. Anderson and wife, Suzette Anderson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Theo Docia Lowery, a single individual**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama,

Commence at the Southwest Corner of Lot 1, First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, Probate Office Shelby County, Alabama, being an axle found in place; thence proceed in a Northerly direction along the West boundary of said subdivision for a distance of 398.80 feet to a point, being an axle found in place; thence turn 92 degrees 05 minutes 29 seconds left and run 200.00 feet to the point of beginning of a parcel of land herein described; thence continue in the same direction for 200.00 feet to a point; thence turn 87 degrees 54 minutes 31 seconds left and run along the East boundary of Carroll Jones property for 372.13 feet to the North right of way line of Co. Highway #78; thence turn 90 degrees 10 minutes 27 seconds left and run along said right of way line for 199.89 feet to a point; thence turn 89 degrees 49 minutes 33 seconds left and run along the West boundary line of W.B. Cross property for 378.84 feet to the point of beginning. Said property located in the NW 1/4 of Section 36, Township 21 South, Range 1 West, according to survey of John Gary Ray, RLS #12295, dated July 21, 1980. Situated in Shelby County, Alabama.

Inst # 1994-19243

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

Suzette Anderson and Suzette W. Anderson are one and the same person.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

TO HAVE AND HOLD to the said grantees, heirs, etc. or their heirs and assigns, etc.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

news, executors and administrators and
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of June, 1994.

Bobby L. Anderson (Seal)
Bobby L. Anderson

Suzette W. Anderson (Seal)
Suzette Anderson

(Seal)

(Seal)

(Seal)

06/16/1994-19213
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCN 42.00

STATE OF _____ COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Bobby L. Anderson and wife, Suzette Anderson whose name(s) 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.

On the day the same bears date.
Given under my hands and official seal this

of the conveyance
13th day of

Masterson, Pudding