

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

15,054.00

Inst # 1994-20721

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FIVE THOUSAND & NO/100---- (\$55,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John A. Lowe and wife, Scarlott C. Lowe (herein referred to as grantors), do grant, bargain, sell and convey unto Peggy S. Seale, a single individual (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 section, thence run North along the West line of said 1/4-1/4 section a distance of 802.06 feet; thence turn right 73 degrees 21 minutes 50 seconds and run Northeasterly . 156.84 feet to the Point of Beginning; thence continue last described course 70.00 feet; thence turn right 90 degrees 27 minutes 12 seconds and run Southeast 163.00 feet to the point on the North side of Mildred Street; thence turn right 92 degrees 00 minutes 09 seconds and run Southwest along said street 70.00 feet; thence turn right 87 degrees 58 minutes 59 seconds and run Northwest 160.00 feet to the Point of Beginning. According to the survey of Amos Cory, P.L.S.#10550, dated February 23, 1991.

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


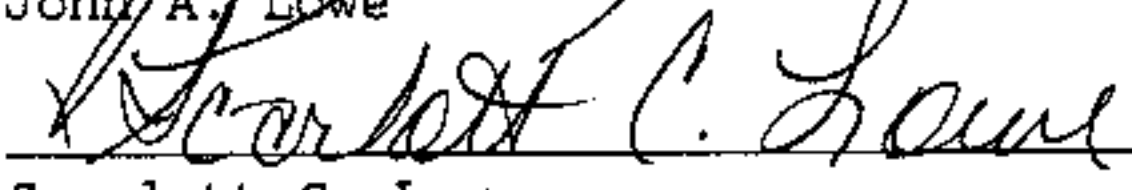
And as further consideration, the herein grantee(s) expressly assume(s) and promise(s) to pay that certain mortgage to Fleet National Bank as recorded in Mortgage Book 391, Page 911, in the Probate Office of Shelby County, Alabama, which mortgage was transferred to Fleet Mortgage Corporation, dated October 1, 1992, and recorded in Instrument No. 1993-07547, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 206 Mildred Street Columbiana, Alabama 35051

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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 forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 29th day of June, 1994.


John A. Lowe (SEAL)

Scarlott C. Lowe (SEAL)

06/30/1994-20721
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 26.00

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that John A. Lowe and wife, Scarlott C. Lowe 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 29th day of June A.D., 1994


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

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