

John E. Lowery

1421 Caribbean Circle, Alabaster, AL 35007

This instrument was prepared by

(Name) James R. Moncus, Jr.

(Address) 1313 Alford Avenue
Birmingham, AL 35226

Jefferson Land Title Services Co., Inc.

310 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8000

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS
(\$112,500.00)

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

GARY L. BATTLES AND WIFE, LAURIE C. BATTLES,

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

JOHN E. LOWERY AND WIFE, CHRISTI HALE LOWERY,

(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 right of reversion, the following described real estate situated

in SHELBY County, Alabama to-wit:

Lot 4, in Block 5, according to the Survey of Southwind, Third Sector, as recorded in Map Book 7, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current ad valorem taxes.
2. Restrictions, easements and building lines of record.
3. Restrictions, covenants and agreements of record.
4. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.

(\$110,839.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

Inst # 1997-36254

11/05/1997-36254
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 10.30

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 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 15th day of September, 1997

WITNESS:

Brenda L. Tucker (Seal)

(Seal)

(Seal)

Gary L. Battles (Seal)

Laurie C. Battles (Seal)

Laurie C. Battles (Seal)

STATE OF ALABAMA
Hamilton COUNTY

General Acknowledgment

I, the undersigned, Brenda L. Tucker, a Notary Public in and for said County, in said State, hereby certify that GARY L. BATTLES AND WIFE, LAURIE C. BATTLES, whose name & 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 15th day of September, A. D. 1997