

This Instrument was prepared by:  
**D. Wade Ramsey, Esq.**  
**Acres & Ramsey, L.L.C.**  
300 Office Park Drive, Suite 309  
Birmingham, Alabama 35223

Send Tax Notice To:  
William E. Wetter  
Melissa L. Wetter  
Highway 99 Lot 3  
Shelby, Alabama 35143

**Warranty Deed, Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY )

That in consideration of Eighty Three Thousand Eight Hundred Forty & 80/100, (\$83,840.80) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, **Dewey L. Lowery and Kendra S. Lowery**, husband and wife, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **William E. Wetter and Melissa L. Wetter**, husband and wife, (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama, To-wit:

Lot 3, according to the Survey of Shelby Brook Estates Subdivision, as recorded in Map Book 22, page 159, in the Probate Office of Shelby County, Alabama.

PARCEL ID#33-2-09-0-000-007.001

Grantees hereby agree to pay and assume that certain mortgage to Bank of America, FSB, dated December 4, 1997 and recorded in Inst. #1997-40576 along with the UCC Financing Statement recorded under UCC#1997-40577 in the Office of the Judge of Probate of Shelby County, Alabama in the approximate balance of \$83,840.80.

**SUBJECT TO:**

1. Taxes for the year 1998 and subsequent years.
2. 35 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. #1997-40575.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to 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 25<sup>TH</sup> day of August, 1998.

  
DEWEY L. LOWERY

  
KENDRA S. LOWERY

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEWEY L. LOWERY and KENDRA S. LOWERY, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>TH</sup> day of AUGUST, 1998.



NOTARY PUBLIC

My commission expires: 3/11/00

Inst # 1998-33570

08/27/1998-33570  
12:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00