

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) Rikki D. Lowery
(Address) 4148 Hwy 22
Montevallo AL 35115

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and no/100----- DOLLARS

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

Ricky Pickett and wife, Cindy Pickett
(herein referred to as grantors) do grant, bargain, sell and convey unto
Rikki D. Lowery and James Adam Lowery

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$77,134.80 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2001-26159

06/26/2001-26159
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MB 15.00

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 21st day of June, 2001.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Ricky Pickett (Seal)
Ricky Pickett
Cindy Pickett (Seal)
Cindy Pickett

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ricky Pickett and Cindy Pickett

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.

Given under my hand and official seal this 21st day of June A. D., 192001

[Signature]
Notary Public.

My Commission Expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 88 degrees 36 minutes 57 seconds West a distance of 3559.45 feet; thence North 1 degrees 23 minutes 03 seconds East a distance of 152.44 feet to the point of beginning; thence continue along the last described course a distance of 154.33 feet; thence North 85 degrees 46 minutes 31 seconds West a distance of 366.25 feet; thence South 2 degrees 06 minutes 54 seconds West a distance of 172.52 feet; thence South 88 degrees 37 minutes 10 seconds East a distance of 368.00 feet to the point of beginning.

Also, a 20-foot easement for ingress, egress, and utilities, more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 88 degrees 36 minutes 57 seconds West a distance of 3559.45 feet; thence North 01 degrees 23 minutes 03 seconds East a distance of 259.48 feet to the point of beginning of the centerline of a 20-foot easement lying 10-feet either side of and parallel to described centerline: thence North 47 degrees 44 minutes 57 seconds West along said centerline a distance of 80.05 feet; thence South 84 degrees 55 minutes 03 seconds West along said centerline a distance of 66.50 feet; thence South 88 degrees 39 minutes 03 seconds West along said centerline a distance of 102.50 feet; thence North 87 degrees 27 minutes 57 seconds West along said centerline a distance of 313.94 feet to the end of said centerline and the Easterly right of way line of Shelby County Highway 17.

According to the survey of Rodney Y. Shiflett, RLS #21784, dated June 6, 2001.

Inst # 2001-26159

06/26/2001-26159
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 15.00