

Inst # 2001-52355

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

That in consideration of \$92,900.00 to the undersigned Grantor(s), Kenny Dale Cost, married not joined by spouse and Donald E. Lowery, married not joined by spouse, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kenny E. Middlebrooks, Jr. and Tammy J. Middlebrooks, 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 11, according to the Survey of The Willows at Calera, as recorded in Map Book 26 page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address: 2130 15th Street, Calera, AL. 35040

Subject property to become the homestead of Grantees.

Subject property is not currently the homestead of either Grantor or spouses.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$91,451.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of November, 2001.

By: Kenny Dale Cost  
Grantor

Donald E. Lowery  
Grantor

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenny Dale Cost, married not joined by spouse and Donald E. Lowery, married not joined by spouse, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of November, 2001.

[Signature]  
Notary Public

Commission Expires: 4-18-04

**THIS INSTRUMENT PREPARED BY:**

Kevin Hays and Associates, P.C.  
100 Concourse Parkway, Suite 101  
Birmingham, Alabama 35244

**SEND TAX NOTICES TO:**

Kenny E. Middlebrooks Jr.  
Tammy J. Middlebrooks  
2130 15th Street  
Calera, AL. 35040

12/03/2001-52355  
03:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 12.50