


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
EDUARDO C. LOPEZ

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040226000099670 Pg 1/2 42.00
Shelby Cnty Judge of Probate, AL
02/26/2004 15:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY NINE THOUSAND DOLLARS and NO/00 (\$139,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PAUL B. LOWERY AND WIFE, JUDY LOWERY** grant, bargain, sell and convey unto, **EDUARDO C. LOPEZ** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

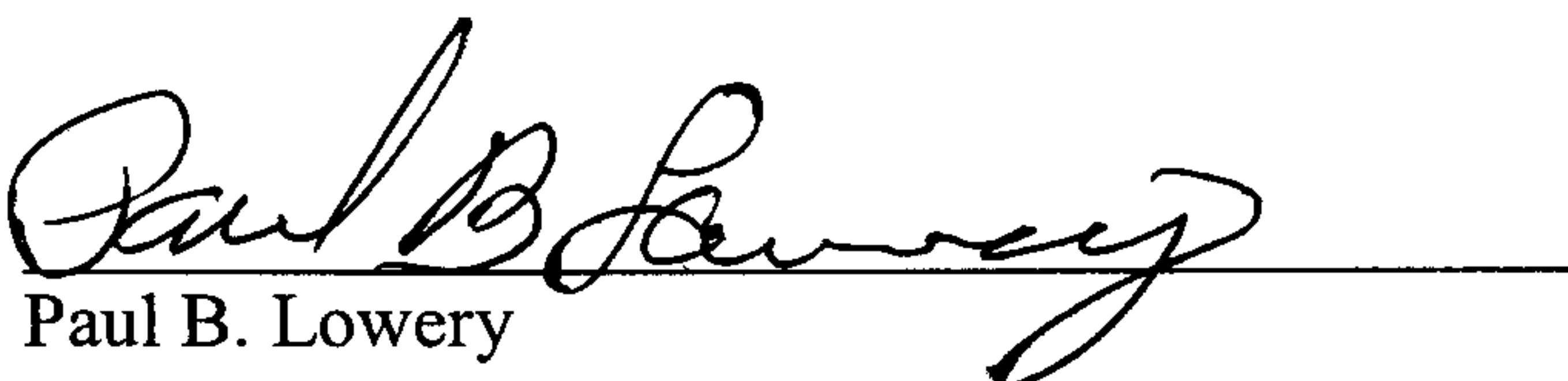
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

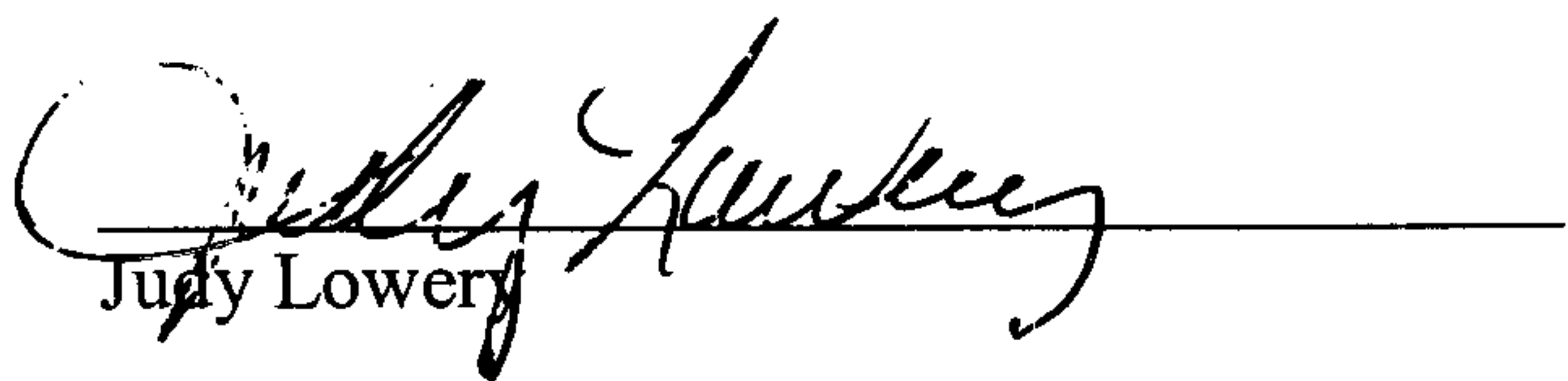
\$111,200.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of February, 2004.

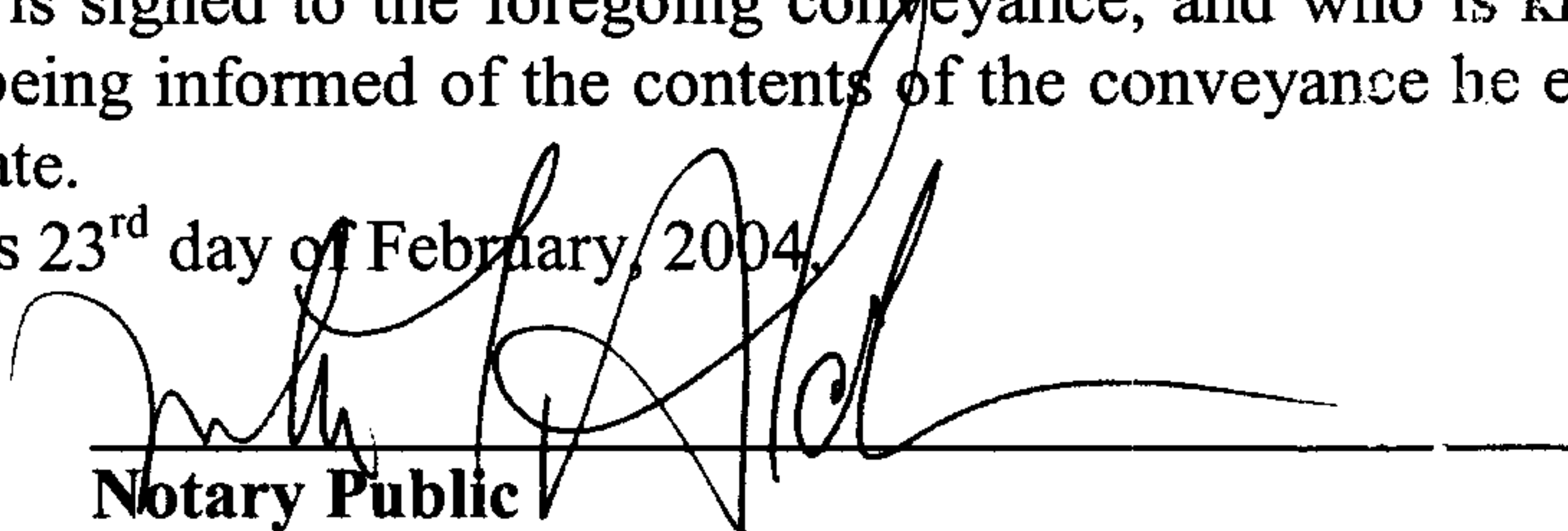

Paul B. Lowery


Judy Lowery

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul B. Lowery and Judy Lowery, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2004.


Notary Public

My Commission Expires: 10-16-04

M. Atchison

Exhibit "A"
Legal Description

Lots 36 and 37, Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama.

ALSO:

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of Lot 37 of Deer Springs Estates - Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction along the NW right of way line of Houston Drive (extended) a distance of 99.93 feet; thence 77 degrees 14 minutes 45 seconds right in a Northwesterly direction a distance of 263.20 feet; thence 101 degrees 47 minutes 15 seconds right, in a Northeasterly direction a distance of 96.13 feet; thence 59 degrees 01 minute 30 seconds right, in a Southeasterly direction a distance of 98.20 feet; thence 121 degrees 56 minutes 30 seconds right in a Southwesterly direction a distance of 50.0 feet; thence 108 degrees 55 minutes left, in a Southeasterly direction a distance of 184.99 feet to the point of beginning.