

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

Send Tax Notice to:

DONALD E. LOWERY
KENNETH D. COST

D.E.L. K.D.C. P.O. Box 775 Calera 35040
P.O. Box 595 Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20050105000003220 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
01/05/2005 08:08:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY THOUSAND DOLLARS and NO/00 (\$180,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JOHN HINES, JR., A Single MAN

grant, bargain, sell and convey unto,

DONALD E. LOWERY and KENNETH D. COST

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 13, 14, 15, 16, 17, 18, 19, 20, 40, and 57, according to the Map of Ironwood as recorded in Map Book 32, Page 88, Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

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

ALL 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 30th day of December, 2004.

John Hines, Jr.
JOHN HINES, JR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
JOHN HINES, JR.

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 30th day of December, 2004.

Notary Public

My Commission Expires: 10-16-08

