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Shelby Cnty Judge of Probate, AL
04/06/2005 01:51:35PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **$119,000.00** to the undersigned Grantor(s), **Donald E. Lowery, married not joined by spouse and Kenneth D. Cost, married not joined by spouse**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Torry A. Tucker and Valerie C. Tucker** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 57, according to the Map of Ironwood, as recorded in Map Book 32, Page 88, Probate Office of Shelby County, Alabama.

Address of Property: **234 Ironwood Circle**
Alabaster, Alabama 35007

Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

$119,000.00 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(s) 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 18th day of March, 2005.

By: Kenneth D. 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 **Donald E. Lowery, married not joined by spouse and Kenneth D. Cost, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2005.

Shirley C. Bell
Notary Public

Commission Expires: 10/19/2008

This Instrument Prepared By;
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Torry A. Tucker & Valerie C. Tucker
234 Ironwood Circle
Alabaster, Alabama 35007