Send Tax Notice To:
DONALD E LOWERY AND KENNETH D COST
P.O. Box 595
Calera Ala 35040

20050419000183070 1/1 $12.00
Shelby Cnty Judge of Probate,AL
04/19/2005 10:00:03AM FILED/CERT

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

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **NINETY THOUSAND and NO/00 ($90,000.00)**, 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 A 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 21, 22, 23, 38 AND 39, 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.

This property constitutes no part of the homestead of the grantor.

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

$91,461.50 of the above-recited consideration was paid from a first 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 14th day of April, 2005

John A. Hines, Jr.
JOHN A HINES, JR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

JOHN A HINES, JR.

whose names 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 14TH day of April, 2005.

Notary Public

My Commission Expires: 10-16-08

NOTARY PUBLIC