STATE OF ALABAMA)
COUNTY OF SHELBY)

20050809000408000 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/09/2005 02:39:29PM FILED/CERT

Mts Value 394,900
Deed Value 394,900

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that LOWERY HOMES, INC, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by TIMOTHY D GEORGE and ROSELYNN C GEORGE, husband and wife, hereinafter referred to as the Grantees does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantees, as TENANTS IN COMMON, with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of them, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

Lot 702, according to the Final Plat of Kilkerran at Ballanrae Phase I as recorded in map book 33, page 99, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to any conditions specified in Exhibit "A" (if attached).

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantees, as TENANTS IN COMMON, with survivorship as stated hereinabove, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantee, the Grantor, for itself, its heirs and assigns, hereby covenants with the Grantees, their heirs and assigns, that it is seized of an indefeasible estate in and to said property, that said property is free and clear from any and all encumbrances not hereinabove mentioned, and that it does hereby WARRANT and WILL FOREVER DEFEND the title of said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its thereunto duly authorized officer on this the 11th day of July, 2005.

LOWERY HOMES, INC
BY:

John Lowery
Its President

STATE OF Alabama)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared John Lowery, whose name as President of Lowery Homes, Inc, is

signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and notarial seal on this, the 11th day of July 2005.

Angie Dee Banks

Notary Public in and for the
State of Alabama
My Commission Expires: 9/7/08

THIS INSTRUMENT WAS PREPARED BY
Robert D. Selwyn, Attorney at Law
PO Box 313
Dauphin Island AL 36528

Grantee's Address:

105 Kilkerran Lane
Pelham, AL 35124

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