



20050921000490140 1/2 \$134.00
Shelby Cnty Judge of Probate, AL
09/21/2005 01:20:56PM FILED/CERT

Send Tax Notice to:
Joseph Wayne Lowe
P. O. Box 262
Vincent, AL 35178

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

\$ 120,000
W

WARRANTY DEED

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of **Love & Affection and the sum of One & no/100 (\$1.00) Dollars**, and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **John Alpha Lowe**, an unmarried man, (herein referred to as grantor), do grant, bargain, sell and convey unto my son, **Joseph Wayne Lowe**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at a point, to-wit, 459 feet due South of the Northwest corner of Section 14, Township 19, Range 2 East and running due West 210 feet to a point; thence running due South 210 feet to a point; thence running due East 210 feet to a point; thence running due North 210 feet to the starting point, containing one acre. The aforesaid described real estate being situated in the Northeast quarter of the Northeast quarter of Section 15, Township 19, Range 2 East, in the Town of Vincent, Alabama. And also a parcel of real estate situated in the Northwest quarter of the Northwest quarter of Section 14, Township 19, Range 2 East, in the Town of Vincent, Alabama, and more particularly described as follows: Beginning at the Northwest corner of Section 14, Township 19, Range 2 East, and running due South along the said Section line 574 feet to the point of beginning; thence running Northeasterly a distance of 16 feet, more or less, to a point in the middle of the road more commonly known as West Highland Street; thence running in a Southerly direction along the middle of the said road a distance of 100 feet; thence running in a westerly direction a distance of 21 feet more or less to a point on the North Section line of Section 14, Township 19, Range 2 East; thence due North along said North section line of Section 14, Township 19, Range 2 East, 100 feet to the point of beginning. Together with all improvements on the aforesaid two parcels of real estate.

That part of the SW 1/4 of SE 1/4 of Section 15, Township 19, Range 2 East which lies South of the following described line:

Commence at the Southwest corner of the SW 1/4 of SE 1/4 of said Section 15 and go North 85 deg. 30 min. East 282 feet to a point; thence North 35 deg. 45 min. East 938 feet to a point on the West margin of Alabama Highway No. 25, which point is the point of beginning of the line herein described; thence North 69 deg. 15 min. West along said line (said line being the South line of Calvin A. Goodwin's lot and the extension thereof) to the West line of said 1/4-1/4 Section.

LESS AND EXCEPT all that portion of the described property which lies West of the Vincent-Pell City Highway, known as Alabama Highway No. 25.

Also, LESS AND EXCEPT one acre conveyed to O. H. Lawley by deed recorded in Deed Book 225, page 3.

Also, LESS AND EXCEPT, parcel conveyed to W. W. Lewis as recorded in Deed Book 219, page 814.

Also LESS AND EXCEPT the West 396 feet of the SW 1/4 of SE 1/4 of said Section.

Evelyn D. Lowe, the wife of the grantor and mother of the grantee, died on June 12, 2004.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of May, 2005.

John Alpha Lowe
John Alpha Lowe

Shelby County, AL 09/21/2005
State of Alabama

Deed Tax: \$120.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Alpha Lowe**, 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 10th day of May, 2005.

Lance Brasker
Notary Public