

Shelby County, AL 10/05/2005 State of Alabama

Deed Tax:\$3.50

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of SIXTY FOUR THOUSAND NINE HUNDRED and NO/00 (\$64,900.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

KENDRA S. LOWERY, A SINGLE WOMAN

grant, bargain, sell and convey unto,

HAROLD COLE AND GAIL COLE

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

See Exhibit "A" for Legal Description

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

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

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

\$61,655.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 SEPTEMBER, 2005.

KENDRA S. LOWERY

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 KENDRA S. LOWERY

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 30TH day of SEPTHMBER, 2005.

Notary Public

My Commission Expires: 10-16-08

20051005000520480 2/2 \$17.50 Shelby Cnty Judge of Probate, AL 10/05/2005 03:49:05PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Begin at the NE corner of Lot 9 of Lake Meadows Estates, 2nd Sector, as recorded in Map Book 23, Page 66, in the Office of the Judge of Probate in Shelby County, Alabama; thence South 30 degrees 6 minutes 57 seconds West along the East line of said Lot 9, a distance of 120.46 feet to the NW corner of Lot 8 of Amended Lake Meadows Estates as recorded in Map Book 22, Page 16, in the Office of the Judge of Probate in Shelby County, Alabama; thence South 59 degrees 43 minutes 0 seconds East along the North line of said Lot 8 a distance of 436.36 feet to the NE corner of said Lot 8 and the westerly right of way of Lake Drive; thence North 30 degrees 11 minutes 8 seconds East along said right of way a distance of 150.00 feet to the intersection of sid right of way and the southerly right of way of Shelby County Hwy. 406; thence North 59 degrees 57 minutes 40 seconds West along said Hwy. 406 right of way and leaving said Lake Drive right of way a distance of 234.87 feet to the intersection of said right of way and the southerly right of way of Shelby County Hwy.42; thence North 65 degrees 50 minutes 49 seconds West along said Hwy.42 right of way and leaving said Hwy. 406 right of way a distance of 119.13 feet to a point of curve to the left having a central angle of 09 degrees 16 minutes 52 seconds and a radius of 523.09 feet; thence along the arc of said curve and along said right of way a distance of 84.73 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 3, 2002.