


20060223000088150 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
02/23/2006 11:15:33AM FILED/CERT

Send tax notice to:

Sean C. Lowman

Gretchen Mae Lowman

2126 Old Cahaba Place

Helena, AL 35080

NTC 0400034

STATE OF ALABAMA

COUNTY Shelby

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Three Thousand and 00/100 Dollars (\$223,000.00) in hand paid to the undersigned William Chad Beasley and Jennifer D. Beasley, Husband and Wife, (hereinafter referred to as Grantors") by Sean C. Lowman and Gretchen Mae Lowman (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 446, according to the Map and Survey of Old Cahaba Oakwood Sector, as recorded in Map Book 28, Page 13, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$173,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) William Chad Beasley and Jennifer D. Beasley
hereunto set their signature(s) and seal(s) on February 16, 2006.

William Chad Beasley
William Chad Beasley

Jennifer D. Beasley
Jennifer D. Beasley

Shelby County, AL 02/23/2006
State of Alabama

Deed Tax: \$50.00

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Chad Beasley and Jennifer D. Beasley, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2006.

Mary Pamela Short

Notary Public
Print Name: *Mary Pamela Short*
Commission Expires: *9-16-06*

(NOTARIAL SEAL)

