

20060309000110290 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/09/2006 08:09:11AM FILED/CERT

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

Send Tax Notice to:  
**Jennifer Baldwin**  
*1537 Hwy 45*  
*Stevens, Ala 35147*

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

Shelby County, AL 03/09/2006  
State of Alabama  
Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**SANDRA BALDWIN**, a single woman,  
**DANNY LOWERY**, a married man,  
**JOYCE LOWERY BONNETT**, a married woman,  
**JUDY OVERTON**, a single woman,  
**TERESA SMITH**, a single woman, and  
**LINDA SMITH**, a married woman

grant, bargain, sell and convey unto,

**JENNIFER BALDWIN**

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

Commence at the intersection of the West line of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 23, Township 18 South, Range 1 East, with the South right of way line of County Road #45; thence run in an Easterly direction along the South right of way line of said County Road a distance of 100 feet to the true point of beginning of the parcel of land herein conveyed; thence continue in an Easterly direction along the South right of way line of said County Road a distance of 100 feet; thence turn an angle to the right and run in a Southerly direction parallel with the West line of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  a distance of 200 feet; thence turn an angle to the right and run in a Westerly direction 100 feet more or less to the Southeast corner of the lot presently owned by Clarence L. Lowery and wife; thence turn an angle to the right and run in a Northerly direction along the Eastern boundary of the lot presently owned by Clarence L. Lowery and wife, a distance of 200 feet more or less to the point of beginning.

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

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantors, or their spouses.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

Grantors herein are the heirs at law of the Grantees in that certain Deed recorded in Real Book 345, Page 611, in the Probate Office of Shelby County, Alabama. Clarence L. Lowery, deceased, having died on January 18, 2006, and Janie L. Lowery, deceased, having died on April 29, 1997.

**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 2<sup>nd</sup> day of MARCH, 2006.

*Sandra Baldwin*  
SANDRA BALDWIN

*Danny Lowery*  
DANNY LOWERY

*Joyce Lowery Bonnett*  
JOYCE LOWERY BONNETT

*Judy Overton*  
JUDY OVERTON

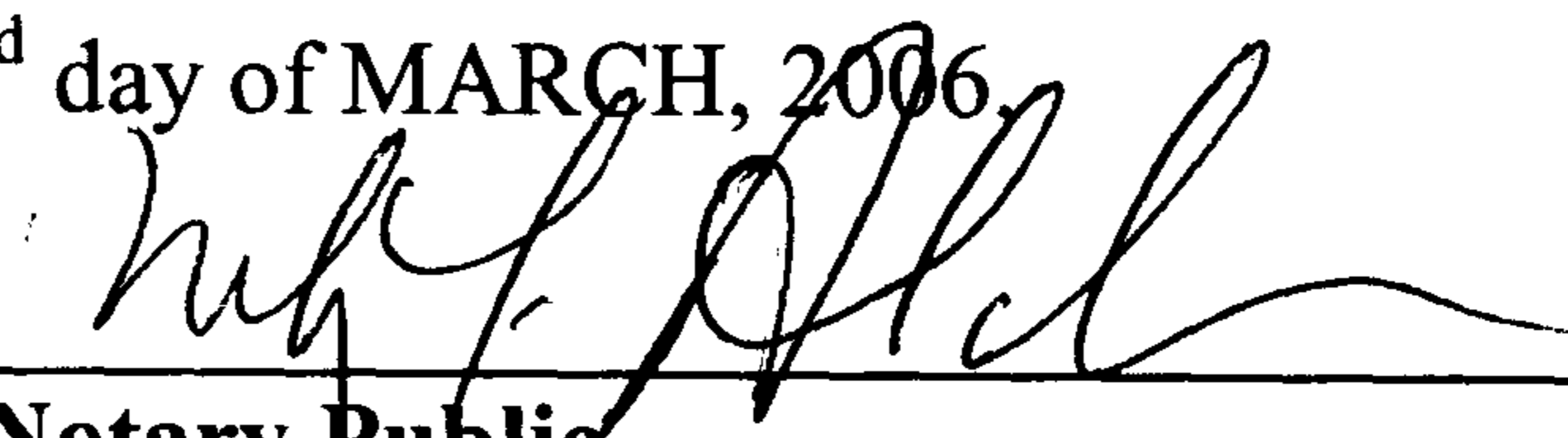
*Theresa L. Smith*  
THERESA SMITH

*Linda Smith*  
LINDA SMITH

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that SANDRA BALDWIN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of MARCH, 2006.

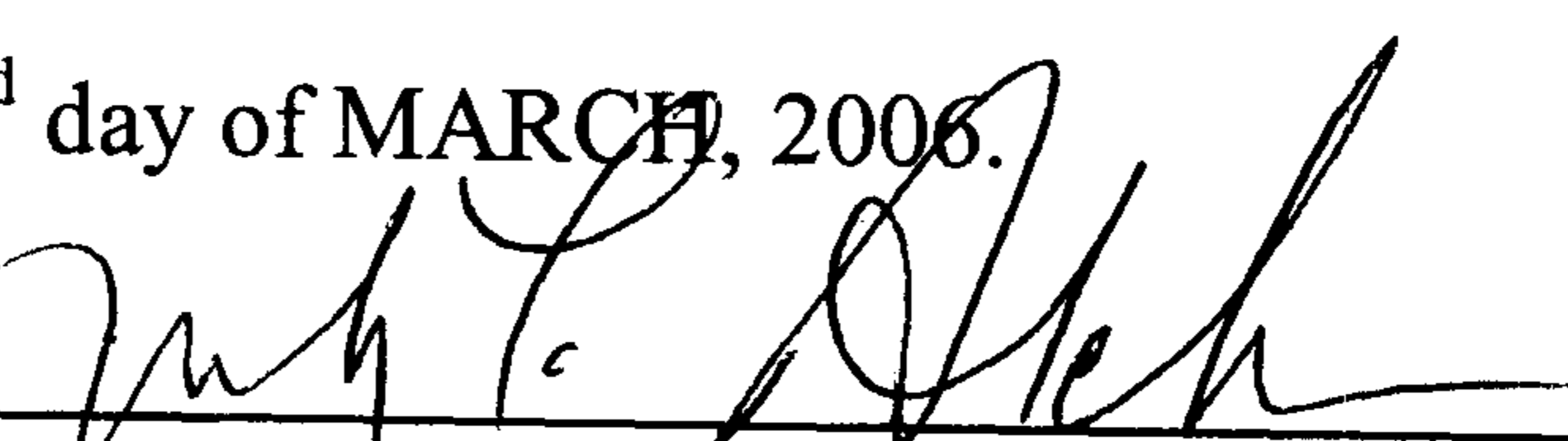
  
Notary Public  
My Commission Expires: 10-16-08



STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DANNY LOWERY, 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 2<sup>nd</sup> day of MARCH, 2006.

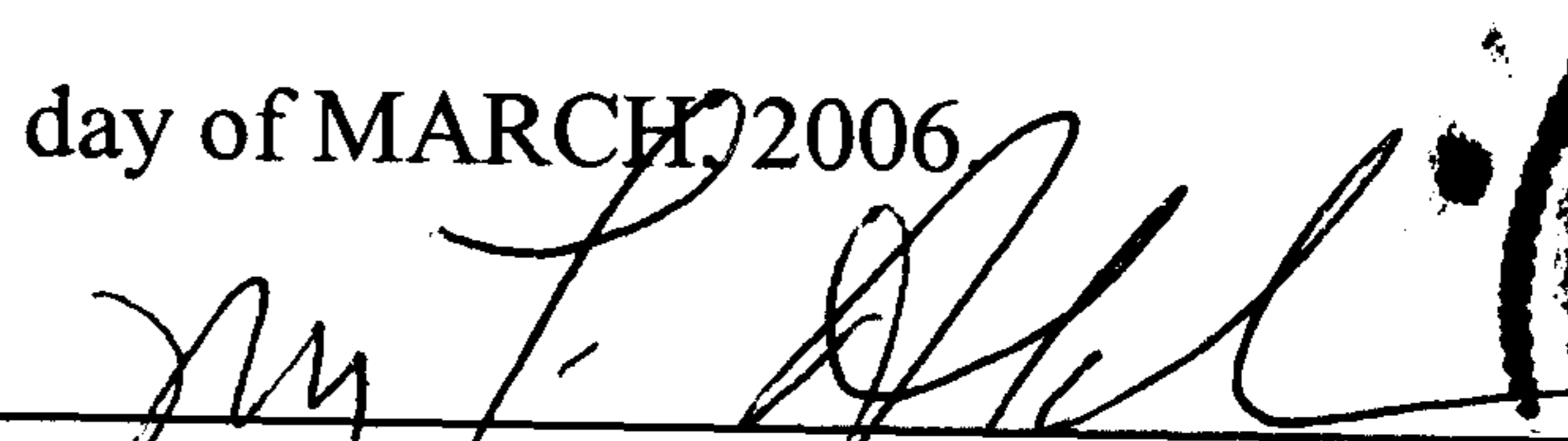
  
Notary Public  
My Commission Expires: 10-16-08

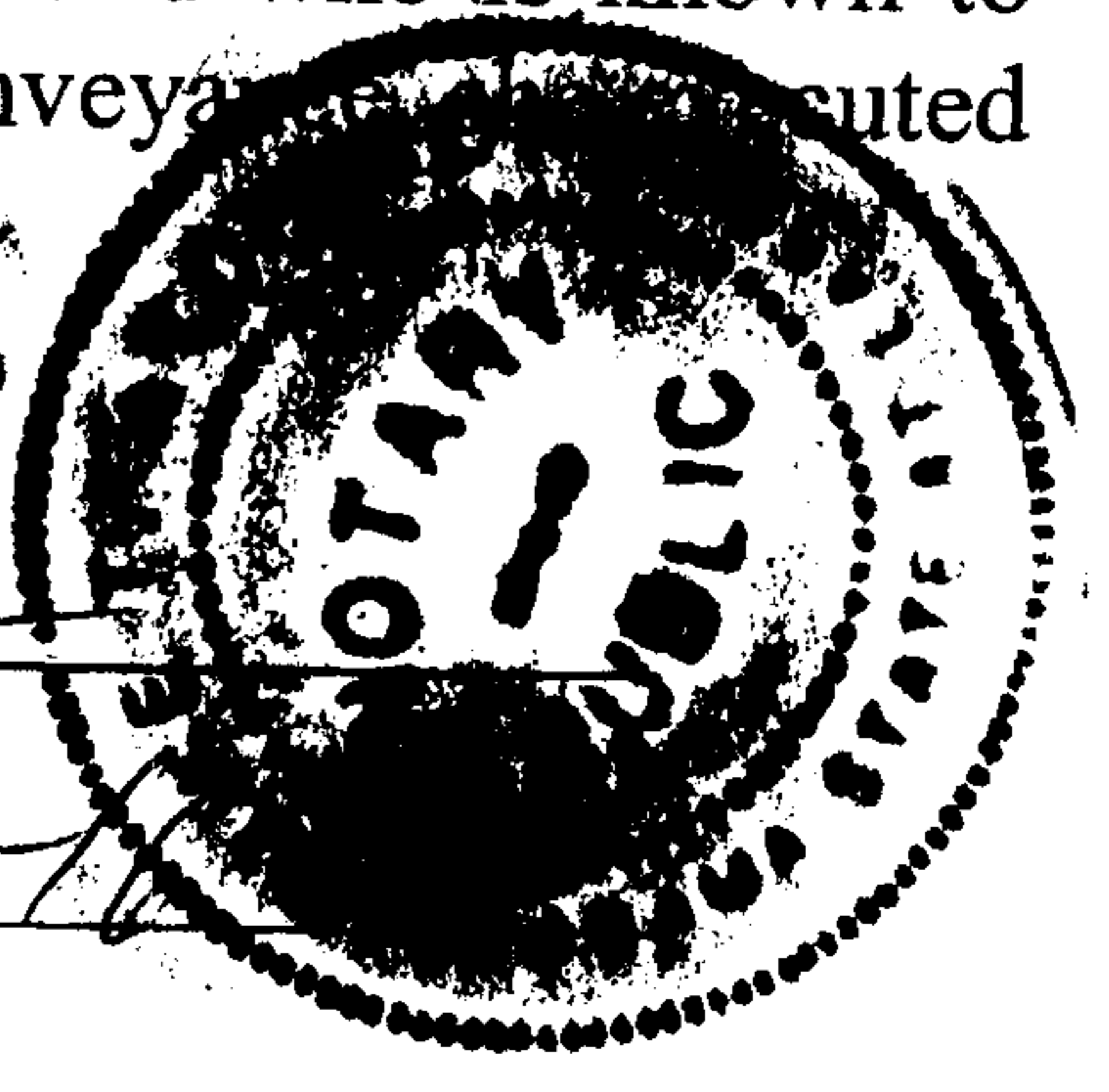


STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOYCE LOWERY BONNETT, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of MARCH, 2006.

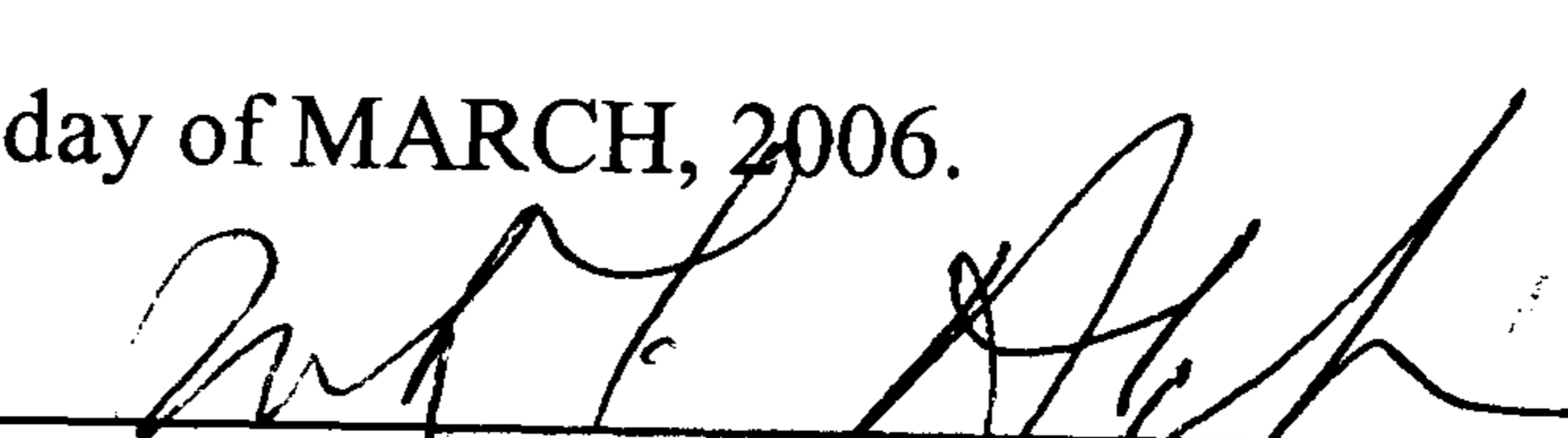
  
Notary Public  
My Commission Expires: 10-16-08



STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JUDY OVERTON, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of MARCH, 2006.

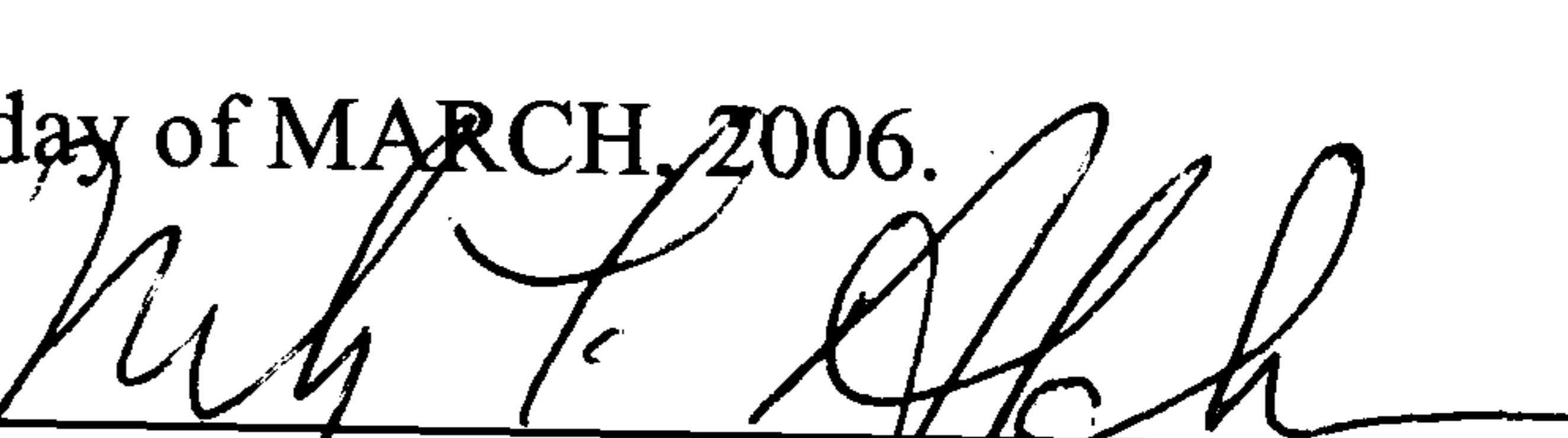
  
Notary Public  
My Commission Expires: 10-16-08



STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TERESA SMITH, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of MARCH, 2006.

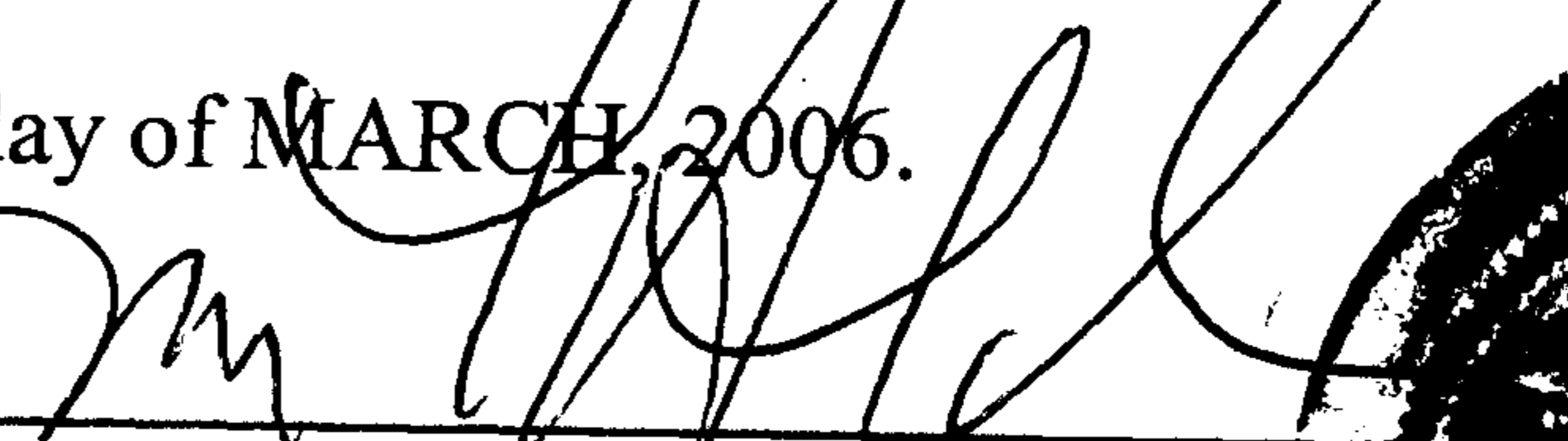
  
Notary Public  
My Commission Expires: 10-16-08



STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LINDA SMITH, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of MARCH, 2006.

  
Notary Public  
My Commission Expires: 10-16-08

