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

*Send Tax Notice to:*
**C & C Construction**
**Donald E. Lowery**

## WARRANTY DEED

20060515000228840 1/1 $12.00
Shelby Cnty Judge of Probate,AL
05/15/2006 03:32:37PM FILED/CERT

**STATE OF ALABAMA )**
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIFTY FOUR THOUSAND DOLLARS and NO/00 ($54,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**JOHN A. HINES, JR., a married man**

grant, bargain, sell and convey unto,

**C & C CONSTRUCTION and DONALD E. LOWERY**

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

Lot 43, 45, and 61, according to the Map of Ironwood as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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 homestead of the grantor, or his spouse.

ALL of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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 4th day of MAY, 2006.

John A. Hines, Jr.
**JOHN A. HINES, JR.**

**STATE OF ALABAMA**
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

**JOHN A. HINES, JR.**

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 4th day of MAY, 2006.

**Notary Public**
My Commission Expires: 10-16-08

MIKE T. ATCHISON
NOTARY PUBLIC
STATE OF ALABAMA