



20060605000263440 1/2 \$142.50  
Shelby Cnty Judge of Probate, AL  
06/05/2006 11:53:45AM FILED/CERT

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
199 Hidden Creek Parkway  
Pelham, Alabama 35124

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$128,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **DAVID C. HARDWICK AND KATHLEEN A. HARDWICK, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **THOMAS F. LOWERY, JR. AND MICHELLE LOWERY** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 207, according to the survey of Phase Two, Hidden Creek III, as recorded in Map Book 26 Page 124 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 15 foot building setback line reserved from Hidden Creek Parkway and 10 foot centerline easement along the West (rear) lot line as shown on survey prepared by Laurence D. Weygand on July 18, 2000; (b) Declaration of Protective Covenants of said subdivision as set out in Inst. No. 1998-03074, amended in Inst. No. 1998-03075, Inst. No. 1998-03077, and Inst. No. 1998-23229 and Inst. No. 1999-1568 in said Probate Office; (c) Easement to Plantation Pipeline as recorded in Deed Book 306 page 416, Deed Book 252 Page 603 and Deed Book 229 Page 535 in Probate Office; (d) Right of way to Alabama Power Company as recorded in Deed Book 127 Page 375 in Probate Office; (e) Right of way easement and agreement with Level 3 Corp. as recorded in Inst. No. 2000-3182 and Inst. No. 2000-5902 in Probate Office; (f) Restrictions, limitations and conditions as set out in Map Book 26 Page 124 in said Probate Office.

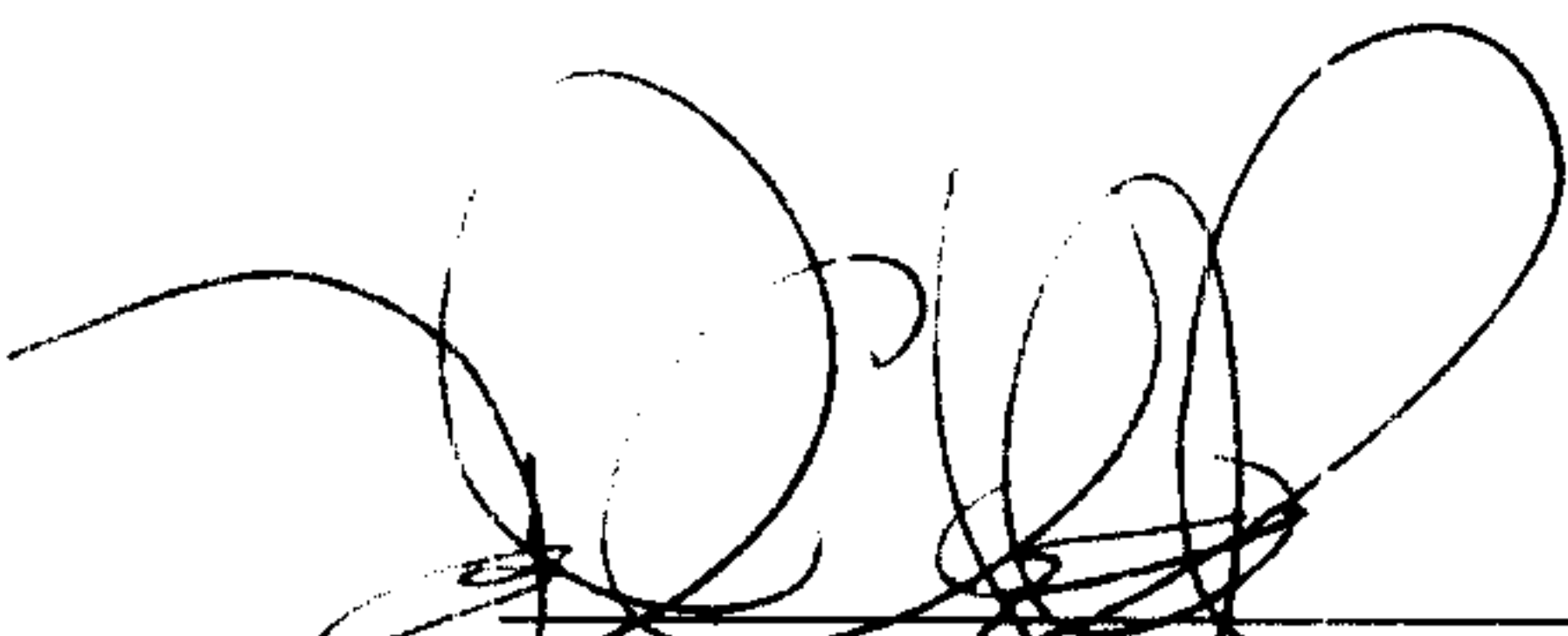
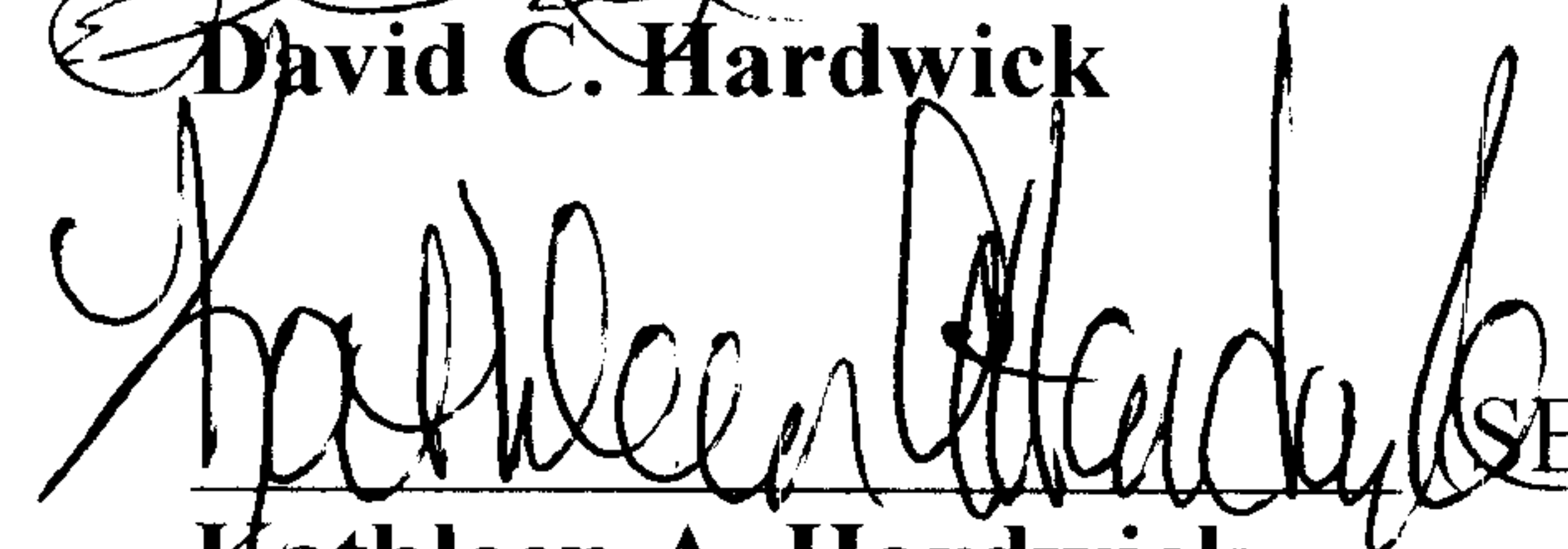
To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/05/2006  
State of Alabama

Deed Tax: \$128.50

30<sup>th</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of May, 2006.


  
\_\_\_\_\_  
**David C. Hardwick** (SEAL)  
  
\_\_\_\_\_  
**Kathleen A. Hardwick** (SEAL)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that DAVID C. HARDWICK AND KATHLEEN A. HARDWICK, HUSBAND AND WIFE, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of May, 2006.

**HARRY W. GAMBLE  
NOTARY PUBLIC  
STATE OF ALABAMA  
MY COMMISSION EXPIRES MAR. 1, 2008**

  
\_\_\_\_\_  
Notary Public