42615 - Shelby

20070205000053430 1/1 $42.50
Shelby Cnty Judge of Probate, AL
02/05/2007 03:51:59PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Keith A. Jackson
Tammy T. Jackson
2009 River Birch Way
Birmingham, AL 35242

Shelby County, AL 02/05/2007
State of Alabama

Deed Tax:$31.50

Source of Title Warranty Deed Bk 2006, Pg. 197420

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Sale Price: $315,000.00
Loan: $283,500.00

STATE OF ALABAMA
Shelby **COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Lowery Homes, Inc., a corporation (herein referred to as grantors) do grant, bargain, sell and convey unto Keith A. Jackson and Tammy T. Jackson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 6, according to the Survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 29th, 2007.

WITNESS:

Lowery Homes, Inc.

_____(SEAL)

_____(SEAL)
By John Lowery
Its President

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Lowery, President of Lowery Homes, Inc., a corporation, whose name(s) 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, for and as the act of said corporation.

Given under my hand and official seal on January 29th, 2007.

My commission expires: 4/20/10

_____
NOTARY PUBLIC

CTS LLC