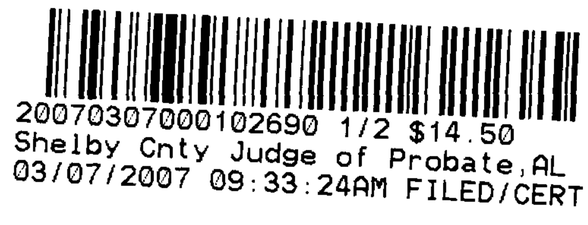
This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
2026 River Birch Way
Birmingham, AL 35242



STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED EIGHTY NINE THOUSAND TWO HUNDRED AND TWENTY TWO AND NO/100 DOLLARS ($289,222.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **LOWERY HOMES, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **RONALD W. SELLERS AND HEATHER L. SELLERS** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, 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.

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Subject to:
(1) Taxes or assessments for the year 2007 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) Restrictions with easements regarding Alabama Power Company, recorded in Instrument 2005020300056310 in the Probate Office if Shelby County, Alabama. (b) Right of Way granted to Alabama Power Company by instrument recorded in Volume 113, page 310 and Volume 158, page 104 in the Probate Office of Shelby County, Alabama. (c) Mineral and mining rights and rights incident thereto recorded in Instrument 20030407000206610, in the Probate Office of Shelby County, Alabama. (d) Agreement as recorded in Instrument 20051215000648950, in the Probate Office of Shelby County, Alabama.

$ 289,221.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Lowery Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of March, 2007.

Lowery Homes, Inc.

By: _____ **(SEAL)**
John Lowery
Its: President

20070307000102690 2/2 $14.50
Shelby Cnty Judge of Probate, AL
03/07/2007 09:33:24AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOHN LOWERY,** whose name as **PRESIDENT** of **LOWERY HOMES, INC..** 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2007.

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

(SEAL)

_____
Notary Public

Shelby County, AL 03/07/2007
State of Alabama

Deed Tax:$.50