

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

Send tax notice to: Lowery Homes, Inc. 1421 Caribbean Circle Alabaster, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWELVE THOUSAND AND NO/100 DOLLARS (\$12,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **THEDA W. DUNHAM f/k/a THEDA W. NORDAN**, **SURVIVING SPOUSE OF CLAYTON O. NORDAN**, **AN UNMARRIED WOMAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **LOWERY HOMES**, **INC.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 4 and 5, Block 3, according to the Survey of Wilmont Gardens, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama.

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 and covenants appearing of record in Deed Volume 288, Page 300.

To Have And To Hold to the said grantee, his, her or their heirs and assigns forever.

\$12,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 fee 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.



20^{H} In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of March, 2007.

Theda W. Dunhar (SEAL)

Theda W. Dunham f/k/a Theda W. Nordan

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 **Theda W. Dunham f/k/a Theda W. Nordan**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20^{rA} day of March, 2007. HARRY W. GAMBLE NOTARY PUBLIC STATE OF ALABAMA MY COMMISSION EXPIRES MAR. 1, 2008