

Send Tax Notice to:
Joseph Wayne Lowe and
Leah Anne Lowe
P.O. Box 261
Vincent, AL 35178

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051


20070413000172380 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/13/2007 12:34:49PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and Affection and One Dollar (\$1.00), and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I or We,

JOSEPH WAYNE LOWE and wife, LEAH ANNE LOWE

(herein referred to as grantors), do grant, bargain, sell and convey unto,

JOSEPH WAYNE LOWE and wife, LEAH ANNE LOWE

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of Section 25, Township 18 South, Range 2 East; thence run North along the West line of said Section 25 for 2644.65 feet; thence turn an angle of 33 deg. 26' to the right and run 3365.75 feet; thence turn an angle of 82 deg. 45' to the right and run 272.90 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction along a fence line for a distance of 1620.20 feet to the centerline of Glaze Branch; thence turn an angle of 94 deg. 45' 59" right and run along said Branch 131.76 feet; thence turn an angle of 30 deg. 43' 36" left and run 52.00 feet; thence turn an angle of 34 deg. 10' 48" right and continue along said Branch for 89.82 feet; thence turn an angle of 61 deg. 25' 10" right and run along Branch 51.24 feet; thence turn an angle of 67 deg. 01' 20" left and run along Branch 115.62 feet; thence turn an angle of 25 deg. 09' 55" right and run along Branch 61.91 feet; thence turn an angle of 23 deg. 09' 24" to the right and run along Branch 107.22 feet; thence turn an angle of 53 deg. 39' 57" left and run along Branch 75.19 feet; thence turn an angle of 20 deg. 20' 18" right and run along Branch 130.97 feet; thence turn an angle of 65 deg. 54' 41" to the right and run in a Westerly direction leaving aforementioned Branch, for a distance of 1782.03 feet to the point of intersection with the East right of way line of U.S. 231; thence turn an angle of 103 deg. 16' 40" to the right and run along said R.O.W. for a distance of 710.36 feet to a fence corner; thence turn an angle of 82 deg. 52' 04" right and run along a fence line for a distance of 240.00 feet; thence turn an angle of 82 deg. 36' to the left and run 210.00 feet to a fence corner, being the point of beginning. Said parcel being located in the NE 1/4 of NW 1/4 and the NW 1/4 of NE 1/4, Section 25, Township 18 South, Range 2 East, and contains 33.0 acres, according to description prepared by Gary Ray, dated November, 1985. Subject to easements and right of way of record.

This deed is to clear and perfect title, and/or recognize and establish ownership rights of the grantees.

TO HAVE AND TO HOLD unto 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 hereby 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 grantee, 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13 day of April, 2007.



Joseph Wayne Lowe



Leah Anne Lowe

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Wayne Lowe and wife, Leah Anne Lowe, 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 13th day of April, 2007.



Notary Public


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