



20070529000247490 1/2 \$324.00
Shelby Cnty Judge of Probate, AL
05/29/2007 10:20:21AM FILED/CERT

This instrument was prepared by:

✓ Harry W. Gamble

105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

13486 Co Rd. 73
Wilton, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED NINE THOUSAND EIGHT HUNDRED EIGHTY ONE AND NO/100 DOLLARS (\$309,881.00)** 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 **JANENE L. SANDIGE** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Final Plat of Country Aire Estates, as recorded in Map Book 35 Page 34 in the Probate Office of Shelby County, Alabama; being situated in 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) Right of way to Alabama Power Company recorded in Deed Book 134 Page 106 in Probate Office. (b) Right of way to Shelby County recorded in Deed Book 217 Page 437 in Probate Office.

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

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
23rd day of May, 2007.

Lowery Homes, Inc.

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

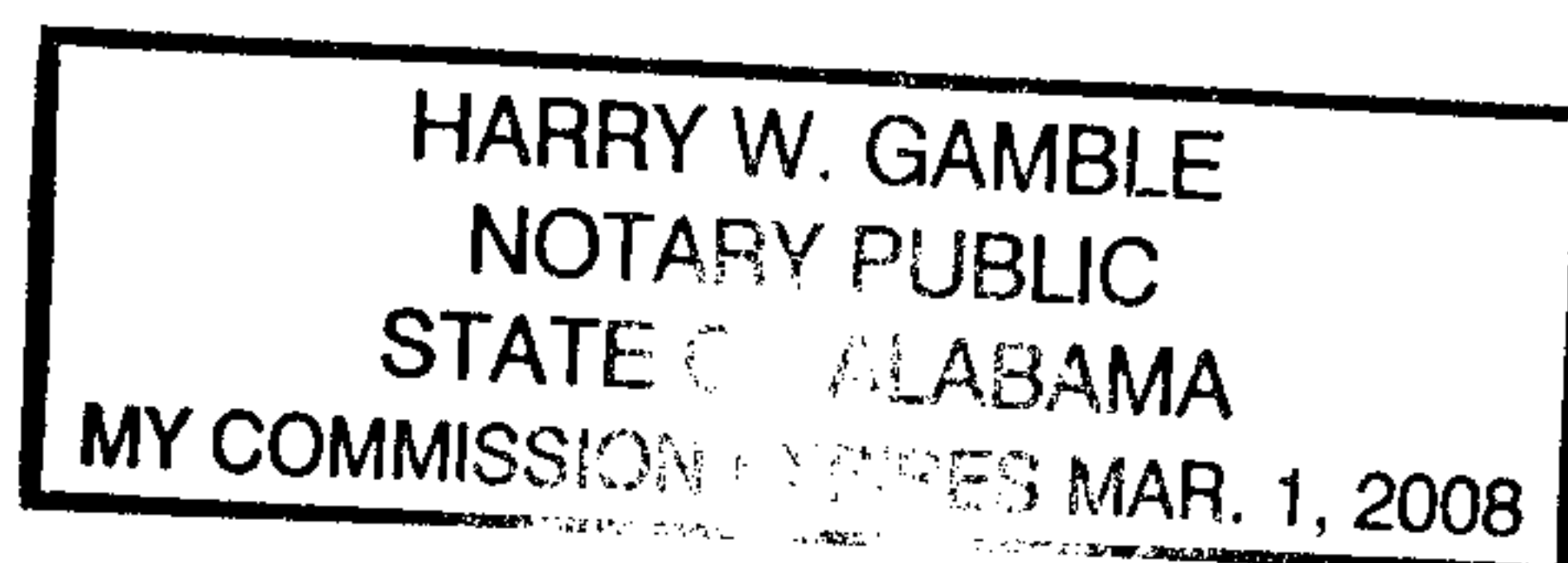
STATE OF ALABAMA
COUNTY OF SHELBY

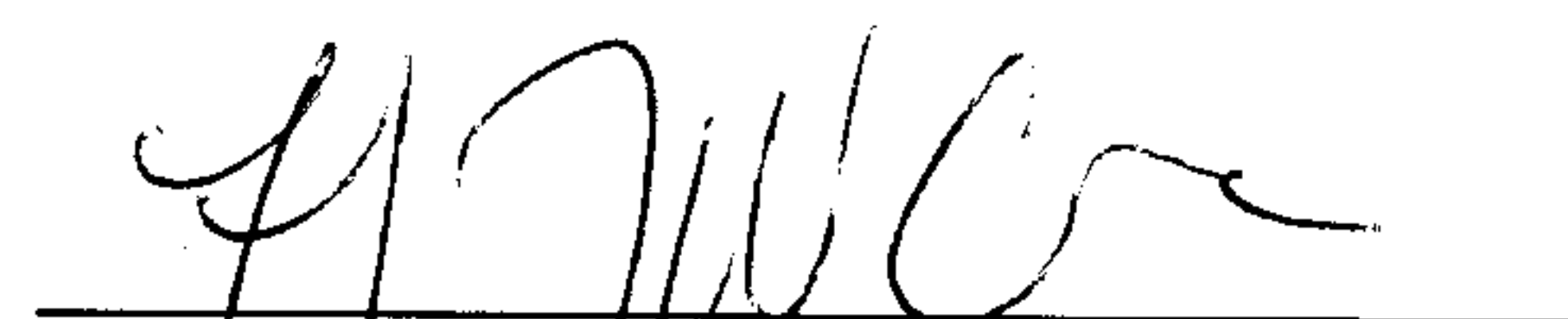
Shelby County, AL 05/29/2007
State of Alabama

Deed Tax: \$310.00

I, Harry W. Gamble, a Notary Public in said and for said County, in said State,
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 this conveyance, as such officer and
with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2007.




Notary Public
Harry W. Gamble