

108-2007-0000

14.00  
2.50

Deed value \$12,000  
Mtg. Value \$129,900.00  
\$2.00 Deed Tax

This instrument was prepared by:  
Michael J. Romeo, Attorney at Law  
15 Office Park Circle, Suite 100  
Birmingham, AL 35223

WHEN RECORDED RETURN TO:  
Eric Jones and Daphne Jones  
111 Lowery Drive  
Columbiana, AL 35051

Form 1-1-27 Rev 1-66

**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

20070828000405310 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/28/2007 02:49:14PM FILED/CERT

**STATE OF ALABAMA)**  
**SHELBY COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten Dollars (\$10.00)** and other valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

**Richard Kent Lowery, unmarried,**

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

**Eric Jones and Daphne Jones, husband and wife,**

herein referred to as grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated to **Shelby County, Alabama** to wit:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.**

Subject to:

1. Ad Valorem Taxes Due 10/1/2007.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Covenants and restrictions, easements, set back lines, rights of ways, and limitations, if any, of record.

**To HAVE AND TO HOLD** to the said grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

**And** I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever,

Shelby County, AL 08/28/2007  
State of Alabama

Deed Tax: \$2.00



20070828000405310 2/3 \$19.00  
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against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his/her/their signature and seal,  
the 3<sup>rd</sup> day of July, 2007.

\_\_\_\_\_  
Witness

*Richard Kent Lowery*  
Richard Kent Lowery

**STATE OF ALABAMA)  
SHELBY COUNTY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard Kent Lowery, unmarried**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of July, 2007.

*Julio Cosier*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
JAN 24 2010

File No. 102-1241-07  
Exhibit A to

### EXHIBIT "A" LEGAL DESCRIPTION

A PARCEL OF LAND CONTAINING 4.11 ACRES IN THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED; THENCE CONTINUE NORTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 165.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 25 MIN. 30 SEC. TO THE RIGHT AND RUN EASTERLY 1,115.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 61; THENCE TURN AN ANGLE OF 109 DEG. 16 MIN. 30 SEC. TO THE RIGHT AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 174.95 FEET; THENCE RUN IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING.