


**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


20080506000184450 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
05/06/2008 09:54:52AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
DAVID ALLEN COWART
JANA COWART

(Name)

105 LOVE LANE
STERRETT, AL 35147

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED SEVENTY FIVE dollars (\$146,575.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JEBCO INC., BY AND THROUGH ITS SECRETARY CARL VINES (herein referred to as Grantor) do, grant, bargain, sell and convey unto DAVID ALLEN COWART and JANA COWART, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 84, OF THE VILLAGES AT WESTOVER ACCORDING TO MAP BOOK 39, PAGES 9A & 9B AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 144,309.00 IS FILED HERewith.

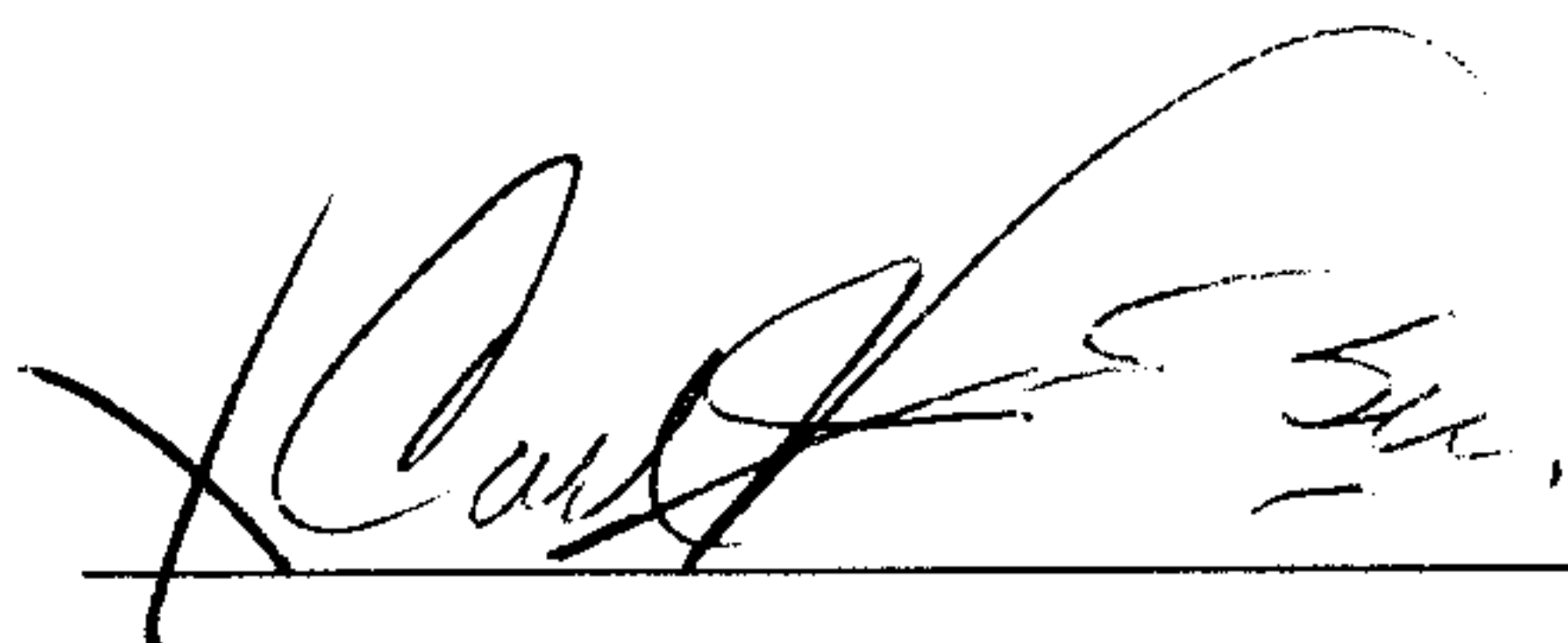
TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 04/30/08.



(Seal)

CARL VINES, SECRETARY, JEBSCO INC.

20080506000184450 2/3 \$19.50
Shelby Cnty Judge of Probate, AL
05/06/2008 09:54:52AM FILED/CERT

STATE OF ALABAMA

COUNTY OF Shelby

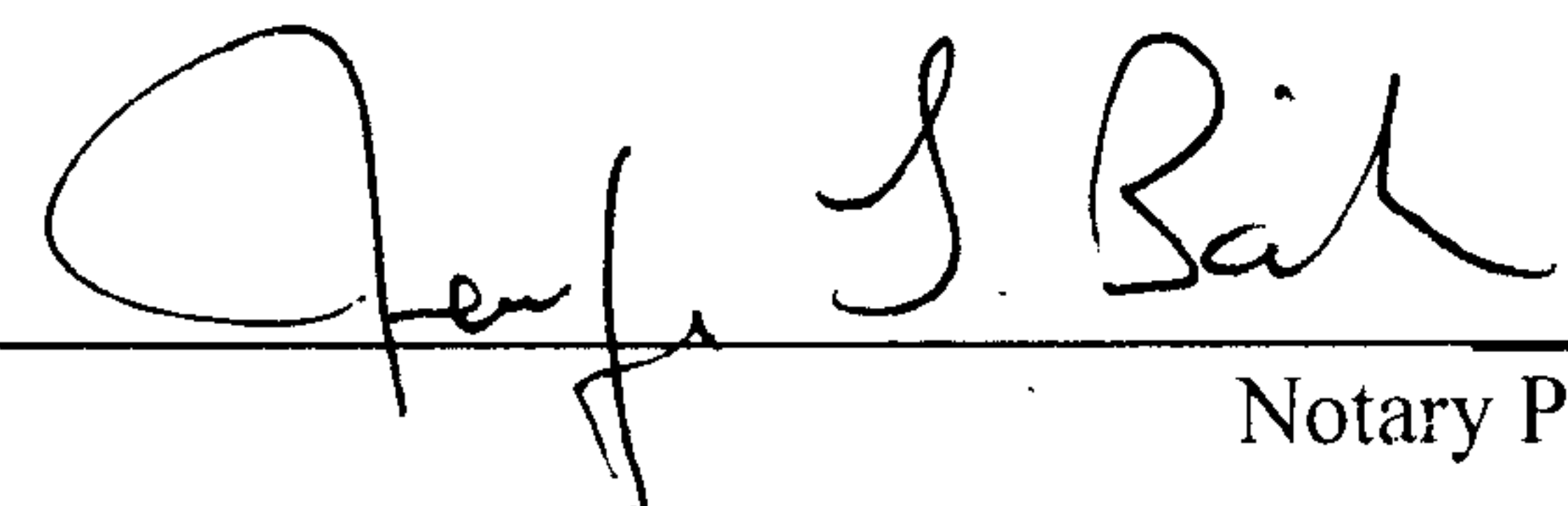
Corporation Form Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that CARL VINES, whose name as SECRETARY of JEBSCO INC, a corporation 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 04/30/08.

Shelby County, AL 05/06/2008
State of Alabama

Deed Tax: \$2.50


Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009



20080506000184450 3/3 \$19.50
Shelby Cnty Judge of Probate, AL
05/06/2008 09:54:52AM FILED/CERT

EXHIBIT A

LOT 84, OF THE VILLAGES AT WESTOVER ACCORDING TO MAP
BOOK 39, PAGES 9A & 9B AS RECORDED IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.