


This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

  
20081205000457930 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/05/2008 11:41:22AM FILED/CERT

Send Tax Notice to:  
**Nicole Renee Suker**  
2761 Blue Springs Road  
Wilsonville, Alabama 35186

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

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and no/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**Leonard R. Fowler and wife, Claudia Jane Fowler, a married couple**

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

**Nicole Renee Suker**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**Commence at the NW Corner of the East ½ of the SW ¼ of the SE ¼ of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama; thence S0000'01"E, a distance of 1,007.08' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 270.00' to a point on the Northerly R.O.W. line of Shelby County Highway 48, (Blue Springs Road), 80' R.O.W.; thence S8846'03"E and along said R.O.W. line, a distance of 210.00'; thence N0000'01"W and leaving said R.O.W. line, a distance of 270.00'; thence N8846'03"W, a distance of 210.00' to the POINT OF BEGINNING.**

**Said parcel containing 1.30 acres, more or less. According to the survey of Rodney Shiflett dated May 5, 2008.**

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2008 and subsequent years.

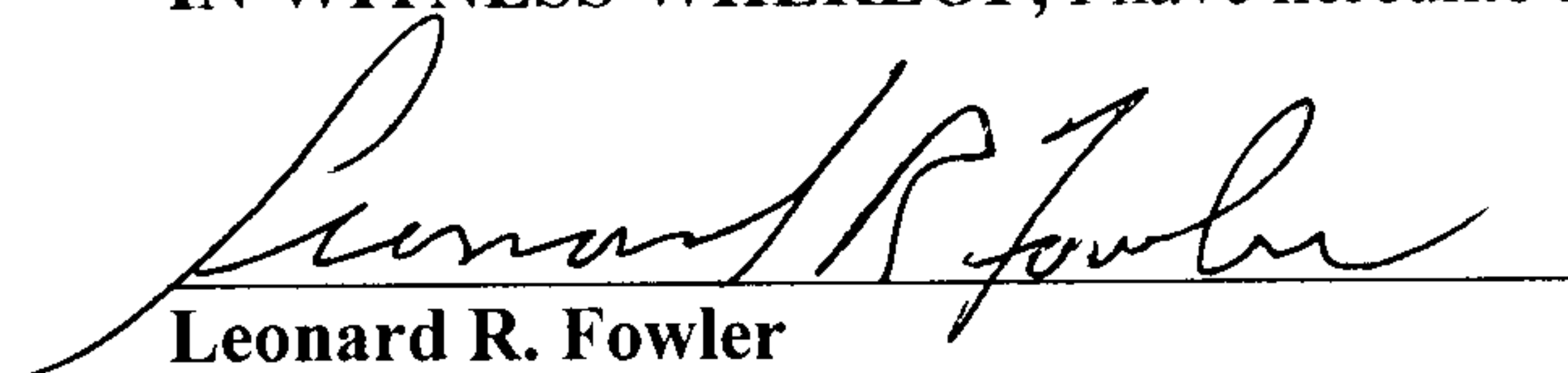
\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

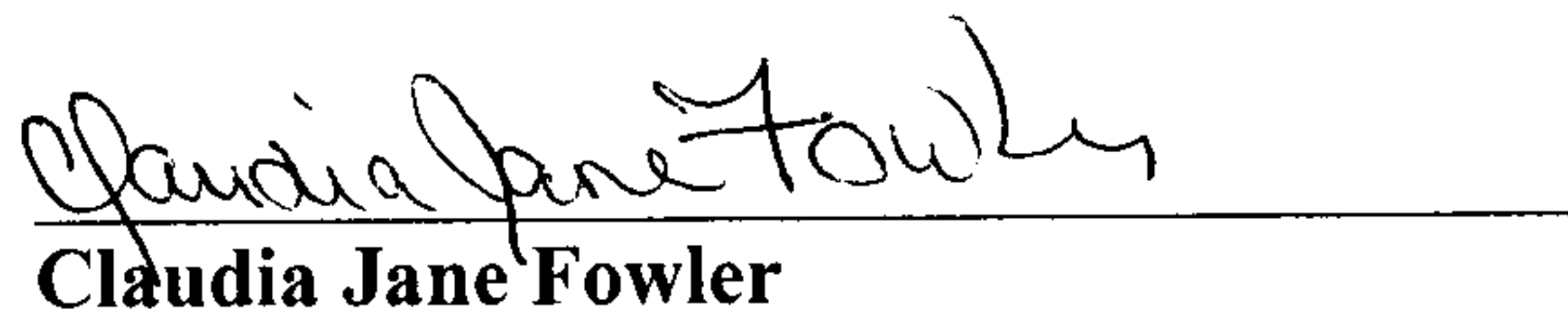
***Deed performed without benefit of title and description provided by the grantee(s).***

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5<sup>th</sup> day of December 2008.

  
**Leonard R. Fowler**

  
**Claudia Jane Fowler**

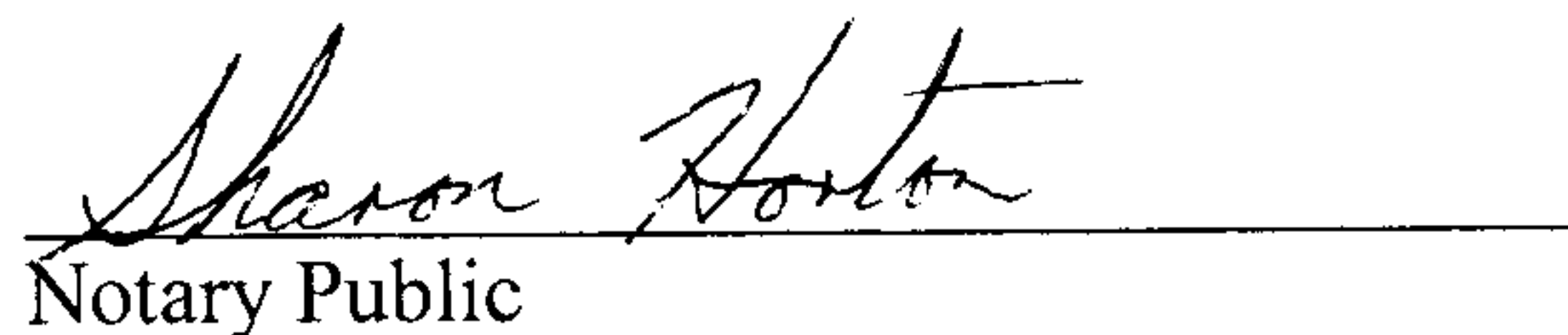
STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Leonard R. Fowler and Claudia Jane Fowler**, 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 5<sup>th</sup> day of December 2008.

Shelby County, AL 12/05/2008  
State of Alabama

Deed Tax: \$5.00

  
Notary Public

My commission expires: 10-27-11