

Send tax notice to:

JAMES KEITH MOWERY
2502 VIXEN STREET
HELENA, AL, 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2009298

Shelby County, AL 05/27/2009

State of Alabama

Deed Tax : \$3.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-One Thousand Three Hundred and 00/100 Dollars (\$141,300.00) in hand paid to the undersigned, RONNIE G. TIDWELL, an unmarried person, as to Parcel I and RONNIE G. TIDWELL, JR., an unmarried person, as to Parcel II (hereinafter referred to as "Grantors") by JAMES KEITH MOWERY and ALICIA MOWERY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I

LOT 1, BLOCK E, ACCORDING TO THE AMENDED MAP OF FOX HAVEN FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE S 88 DEGREES 12'02" E ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 135.00 FEET TO A CORNER; THENCE RUN S 01 DEGREES 47'58" W, A DISTANCE OF 112/28 FEET TO A CORNER; THENCE RUN N 88 DEGREES 12'01" W, A DISTANCE OF 133.31 FEET TO A CORNER; THENCE RUN N 00 DEGREES 56'13" E, A DISTANCE OF 112.29 FEET TO THE POINT OF BEGINNING.

RONNIE G. TIDWELL AND RONNIE G. TIDWELL, JR. ARE ONE AND THE SAME PERSON AND RONNIE G. TIDWELL AGREES TO WARRANT AND DEFEND THE SUBJECT PROPERTY AGAINST ANY LAWFUL CLAIMS AND DEMANDS BY ANY PERSONS CLAIMING AN INTEREST AGAINST IT.

SUBJECT TO:

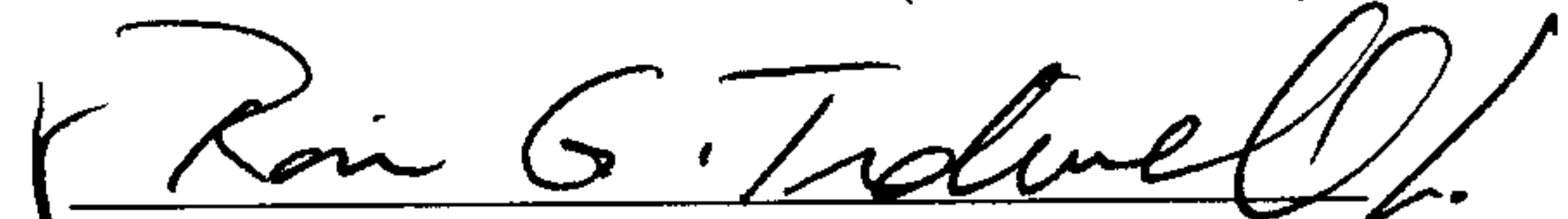
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTIONS(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. 24, PAGE 87.
5. EXCEPTION FOR RIGHTS OF INGRESS AND EGRESS AS TO PARCEL II.

\$138,740.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of April, 2009.

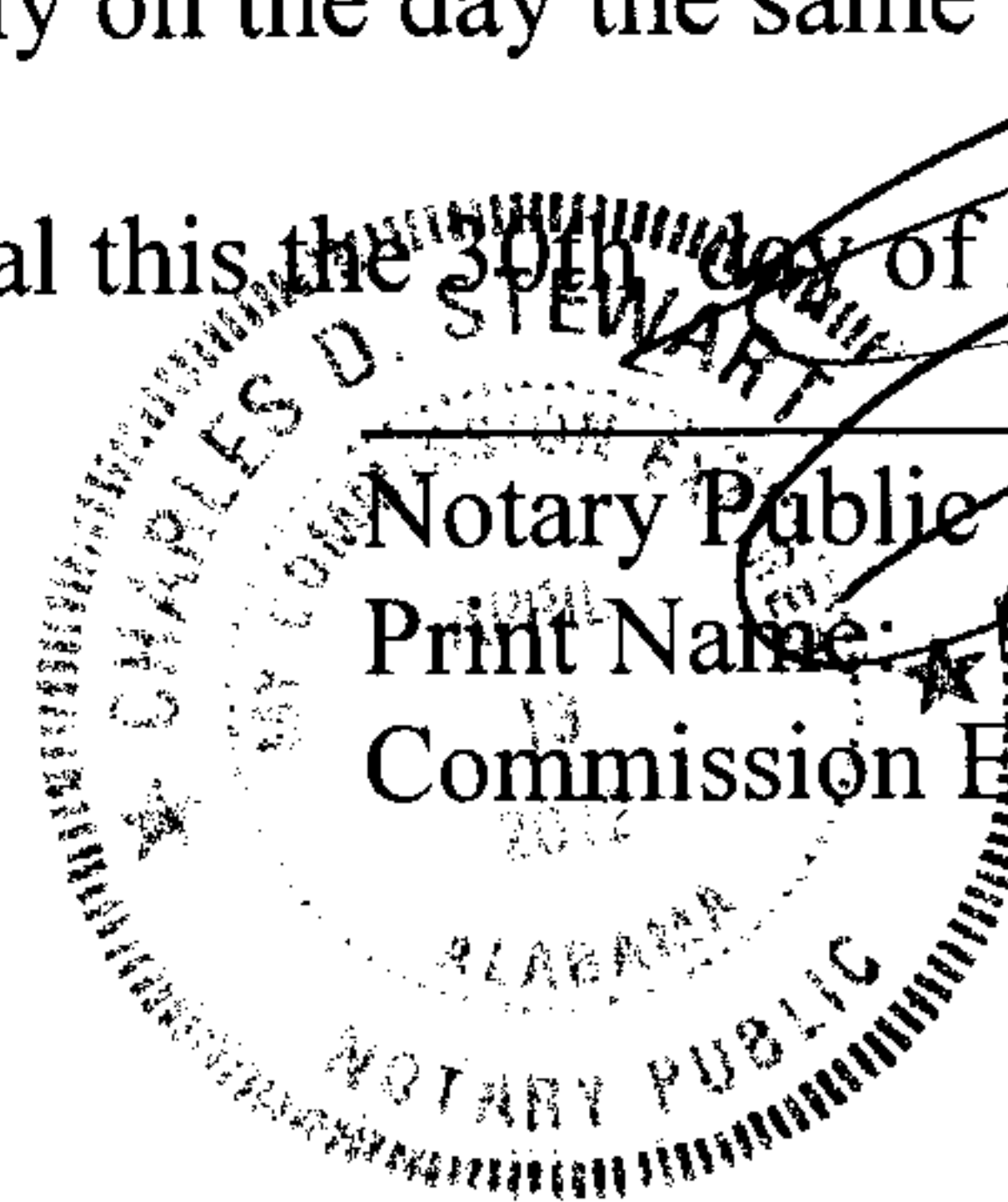

RONNIE G. TIDWELL (PARCEL I)


RONNIE G. TIDWELL, JR. (PARCEL II)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONNIE G. TIDWELL as to Parcel I and RONNIE G. TIDWELL, JR. as to Parcel II, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2009.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-13-12