

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

164 Lauchlin Lane
Pelham AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantees 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 **JAMES WILLIAM FOX AND SHANON M. FOX** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1117, according to the survey of Lauchlin at Ballantrae, Phase II, as recorded in map Book 38 Page 114 in the Probate Office of Shelby County, Alabama.

Subject to:

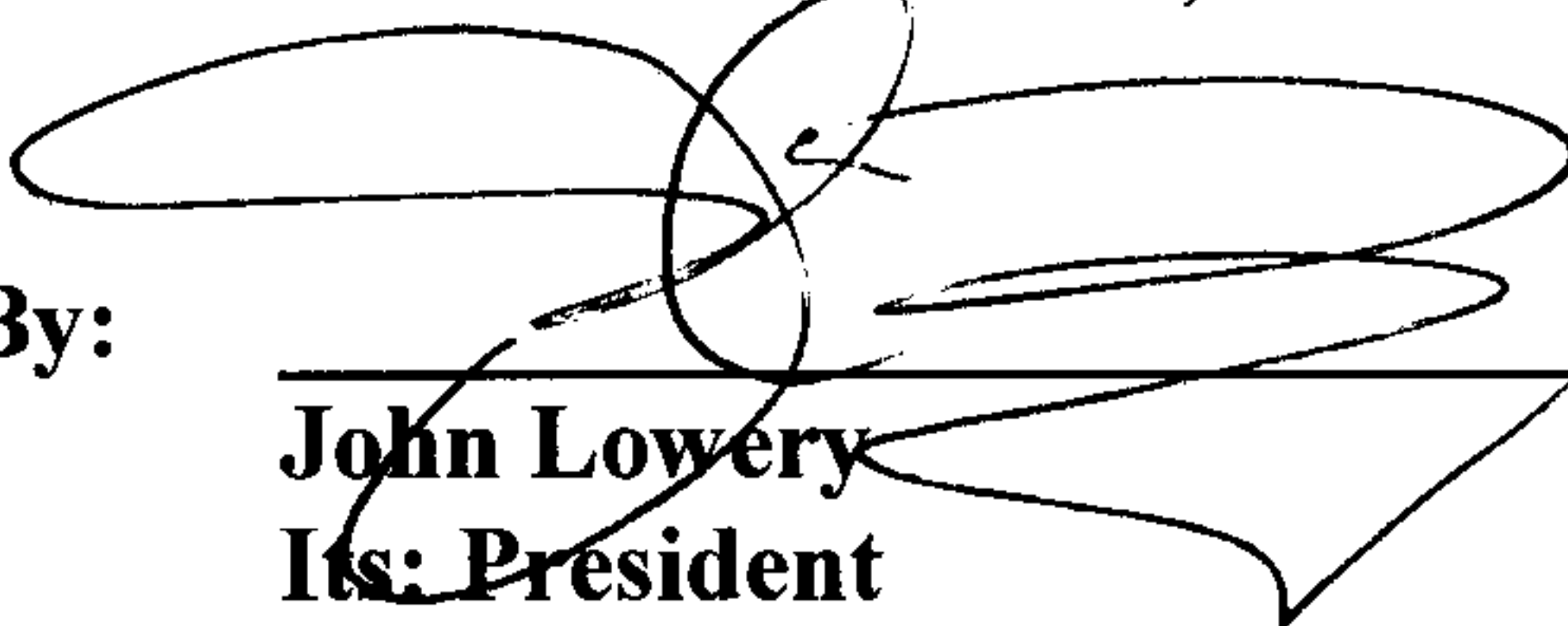
(1) Taxes or assessments for the year 2010 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Building setback line of 25 feet reserved from Lauchlin Lane, as shown by plat, including a 5 foot easement within the building setback line. (b) Declaration of Protective Covenants of said subdivision as set out in Inst. No. 20070618000285050 and 20050520000246230 in said Probate Office. (c) Restrictions, limitations and conditions as set out in Map Book 38 Page 114 in said Probate Office. (d) Storm Water Run-off agreement recorded in Inst. No. 20070831000412470 in Probate Office. (f) Articles of Incorporation of Ballantrae recorded as Inst. No. 2006-66776 in Probate Office.

\$280,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 24 day of November, 2009.

LOWERY HOMES, INC.
By:  (SEAL)
John Lowery
Its: President

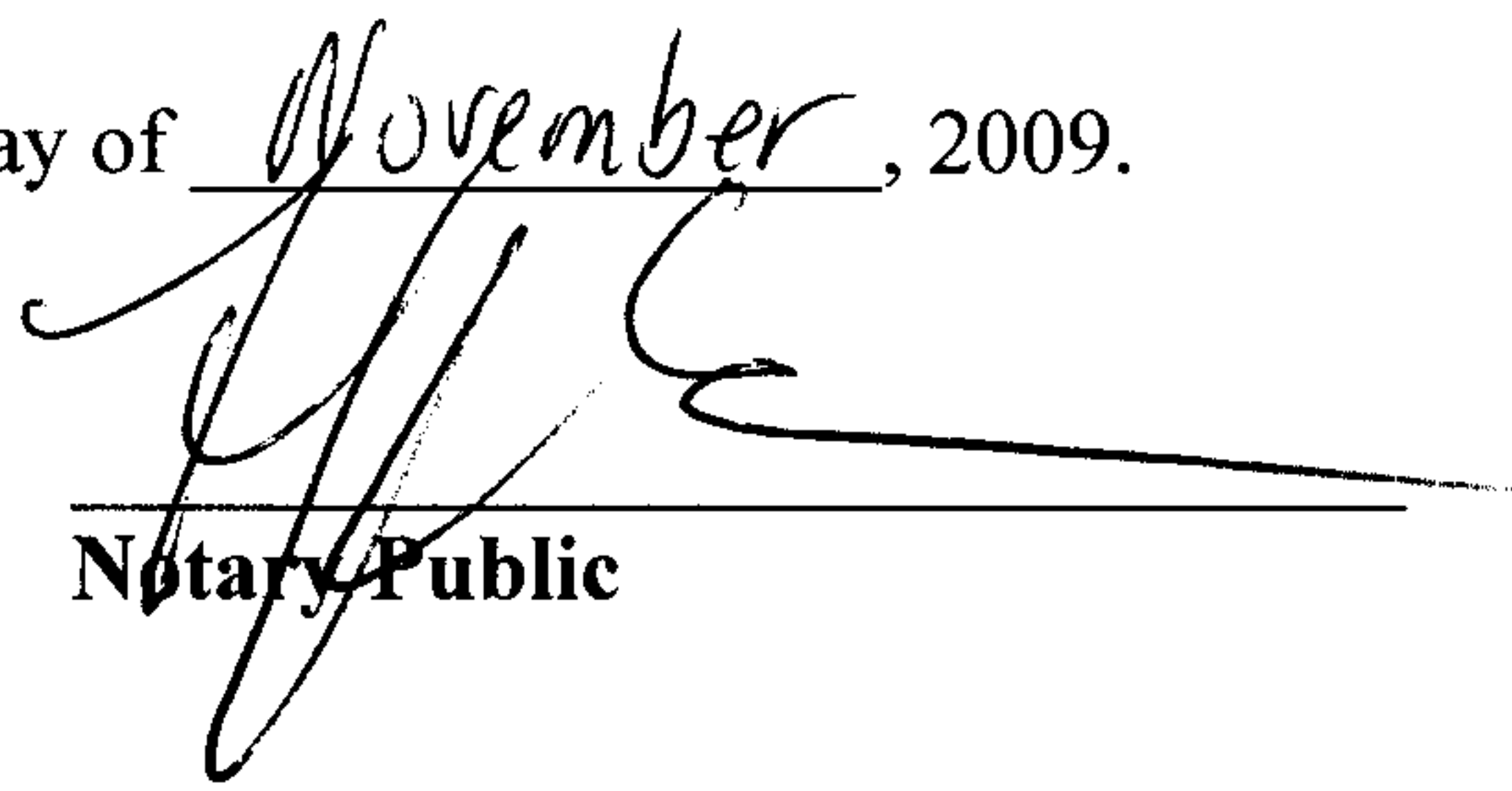
STATE OF ALABAMA
COUNTY OF JEFFERSON

Deed Tax : \$45.00

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

Given under my hand and official seal this 24th day of November, 2009.

HARRY GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES FEB. 18, 2012


Notary Public