

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

Send tax notice to:

157 Lauchlin Way
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 **TWO HUNDRED FIFTY THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$253,750.00)** 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 **TERRI CALDWELL KROPF AND DAVID ALLEN KROPF** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1120, according to the survey of Lauchlin at Ballantrae, Phase 2, as recorded in Map Book 38 page 114 in the Probate Office of Shelby County, Alabama; being situated in 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 Way, as shown by recorded plat. (b) Public utility easements as shown by recorded plat, including a 5 foot easement within the building setback line and 7.5 foot easement along the Northwest side of subject lot. (c) Declaration of Protective Covenants of said subdivision as set out in Inst. No. 2007061800028050 and Inst. No. 20050520000246230 in said Probate Office. (d) Restrictions, limitations and conditions as set out in Map Book 38 Page 114 in said Probate Office. (f) Storm water Run-off Agreement recorded in Inst. No. 20070719000337670 in Probate Office. (g) Articles of Incorporation of Ballantrae recorded in Inst. No. 2006-66776 in Probate Office.

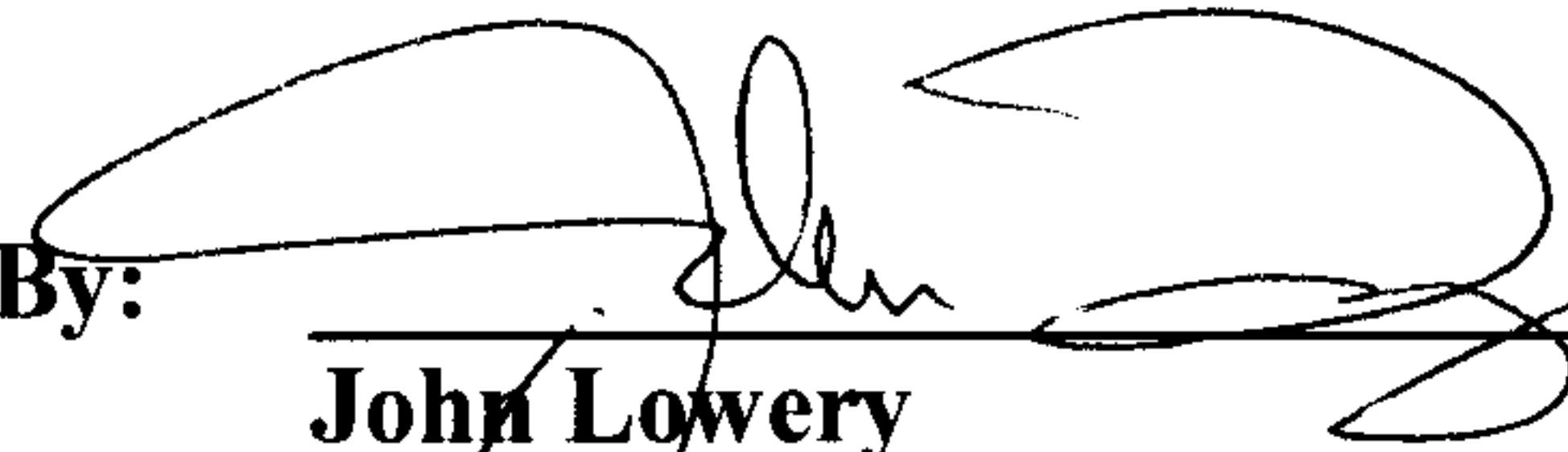
\$ 249,153.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 3rd day of May, 2010.

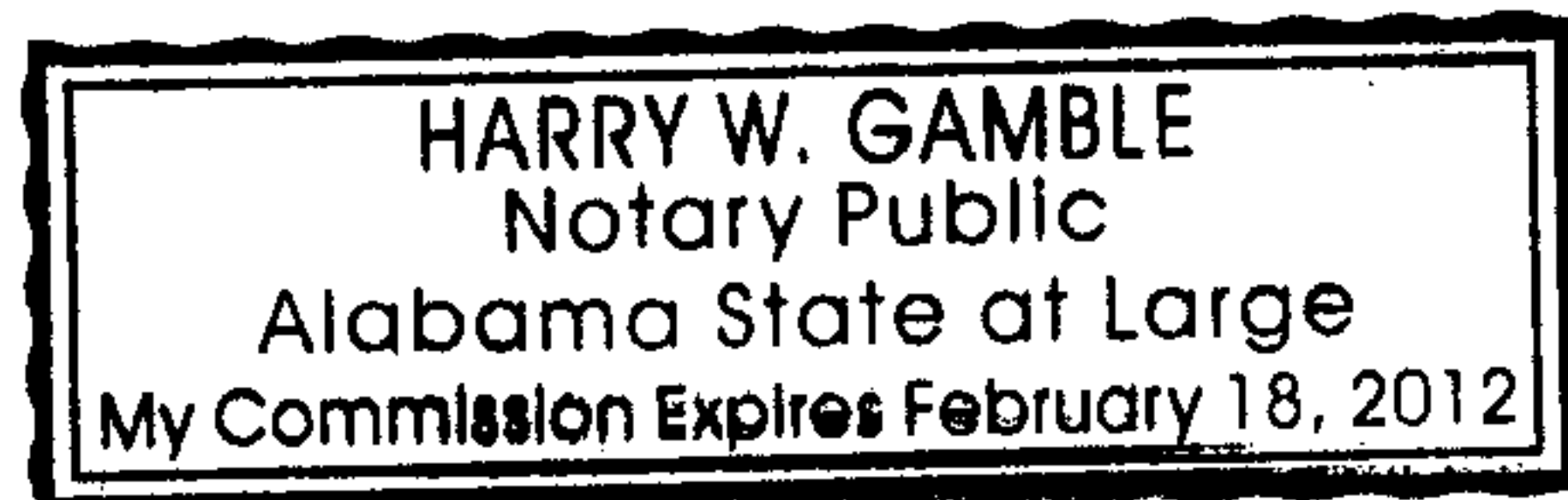
LOWERY HOMES, INC.


By:  (SEAL)
John Lowery
Its: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 3RD day of MAY, 2010.





Notary Public

Shelby County, AL 05/06/2010
State of Alabama
Deed Tax : \$5.00