File No.: 12006

20120514000168670 1/1 $41.00
Shelby Cnty Judge of Probate, AL
05/14/2012 11:50:43 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Kee Properties LLC
103 Mission Hills Road
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY: W. Eric Pitts, W. Eric Pitts, L.L.C. P.O. Box 280, Alabaster, AL 35007. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that James Adam Lowery, a married man (hereinafter "GRANTOR"), for and in consideration of the sum of **$130,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Kee Properties, LLC (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot 106, according to the map of Mission Hills Road Subdivision, Phase I, as recorded in Map Book 27, Page 14, in the Probate Office of Shelby County, Alabama.

$101,140.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

*the property conveyed herein is not the Grantor's homestead or that of his spouse

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on May 9, 2012.

James Adam Lowery

James Adam Lowery

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that James Adam Lowery whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on May 9, 2012.

NOTARY PUBLIC

WILLIAM E. PITTS
NOTARY
My Comm. Expires
23 Aug 2013
PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 05/14/2012
State of Alabama
Deed Tax:$29.00