



20130530000219630 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/30/2013 10:37:25 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Warranty Deed

Jointly with Right of Survivorship

Know all Men by these Presents: That, in consideration of One Hundred Fifty Four Thousand Nine Hundred and No/100 Dollars (\$154,900.00) the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, D&P, LLC, an Alabama limited liability company, having an address of P.O. Box 127, Jemison, AL 35085 (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto LOUIS H. ROWE and LINDA F. ROWE, having an address of 160 Cove Landing, Calera, AL 35040 (herein referred to as "Grantees") all of Grantor's interest in and to the following described real estate situated in Calera, Shelby County, Alabama, to-wit:

LOT 67, ACCORDING TO THE SURVEY OF KINSALE GARDENS HOME, 1ST SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT #20120325000122820

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **2022 KERRY CIRCLE, CALERA, AL 35080**

\$160,011.00 of the consideration herein is derived from a mortgage loan recorded simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees as joint tenants with right of survivorship for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the successors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantee his heirs, personal representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantor.

In Witness Whereof, the said Grantor has set its hand and seal this 23RD day of May, 2013.

D&P, LLC

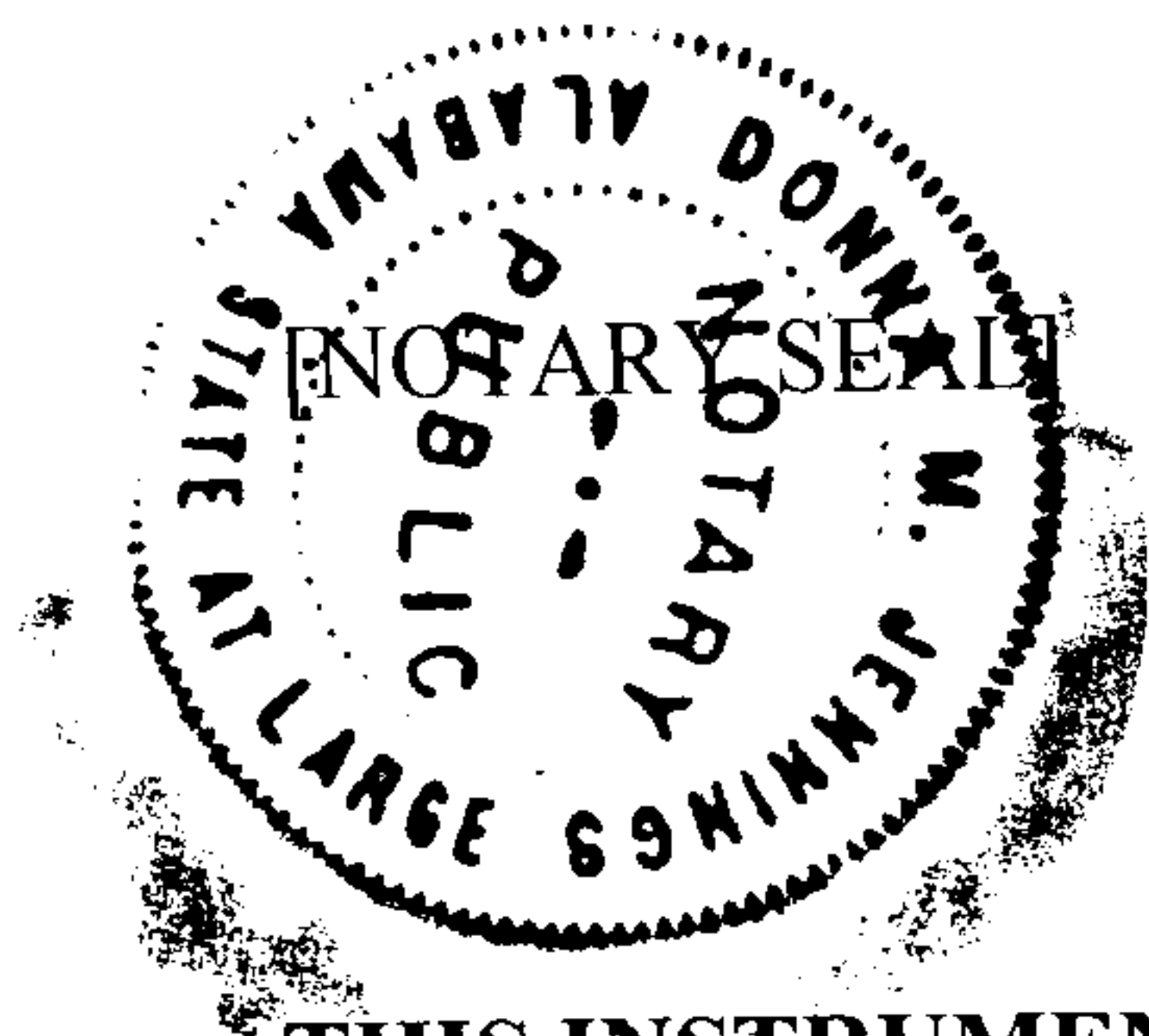
By: Phillip M Cook

Name: Phillip Cook
Title: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, Donna M. Jennings undersigned, a Notary Public in and for said County in said State, hereby certify that Phillip Cook, whose name as Member of D&P, LLC, an Alabama limited liability company, 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 such instrument, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 23rd day of May, 2013.



Donna M Jennings
Notary Public
My commission expires 4/28/2015

THIS INSTRUMENT PREPARED BY:

Donna M. Jennings, The Jennings Law Firm, 205 4th St N, Clanton, AL 35045, 205-602-6110

