

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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Send Tax Notice To:
John Micheal Robertson
207 Sterling Oaks Dr
Hoover AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$114,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jeanette Lowrimore and Otis L. Lowrimore, Husband and Wife, whose mailing address is 3217 Stone Ridge Terr. Hoover, AL 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John Michael Robertson and Carlie Reeves, whose mailing address is 207 Sterling Oaks Dr. Hoover AL 35244 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 207 Sterling Oaks Drive, Hoover, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 17th day of June, 2013.

Jeanette Lowrimore
Jeanette Lowrimore
Otis L. Lowrimore
Otis L. Lowrimore

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jeanette Lowrimore and Otis L. Lowrimore, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of June, 2013.

[Signature]
Notary Public
Commission Expires: 10/31/2016



20130624000257780 1/2 \$129.00
Shelby Cnty Judge of Probate, AL
06/24/2013 01:37:45 PM FILED/CERT

EXHIBIT "A"
Legal Description

Unit 207, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument No. 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument No. 2004070100036470, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Office of the Probate Judge of Shelby County, Alabama.

