



20140226000052330 1/2 \$37.00  
 Shelby Cnty Judge of Probate, AL  
 02/26/2014 09:18:32 AM FILED/CERT

STATE OF ALABAMA

# Warranty Deed

COUNTY OF SHELBY

Jointly with Right of Survivorship

Know all Men by these Presents: That, in consideration of \$20,000.<sup>00</sup> ) 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, **LOUIS H. ROWE, a married man, joined by his wife LINDA F. ROWE**, having an address of **2022 KERRY CIRCLE, CALERA, AL 35080** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **LOUIS H. ROWE AND LINDA F. ROWE**, having an address of **2022 KERRY CIRCLE, CALERA, AL 35080** (herein referred to as "Grantees") all of Grantors' 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, 1<sup>ST</sup> SECTOR. AS RECORDED IN MAP BOOK 34, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

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


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

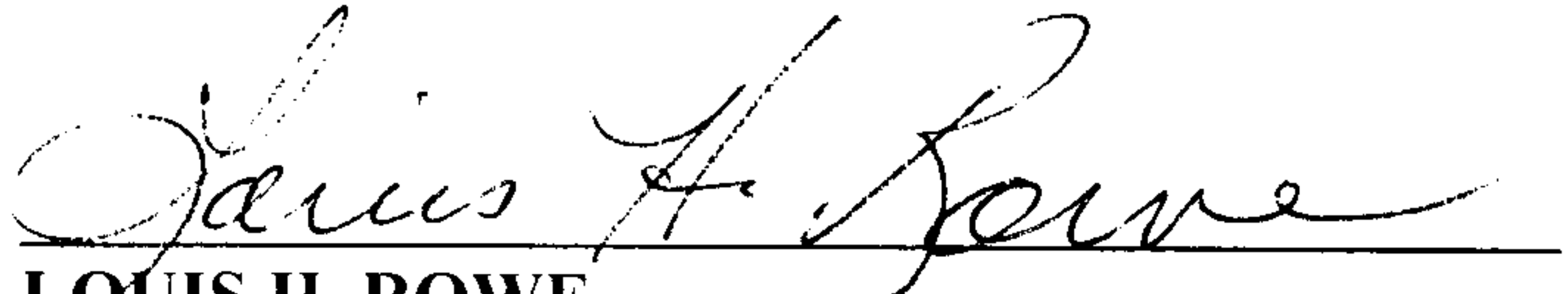
**To Have and To Hold** the aforegranted premises to the said Grantees as joint tenants with right of survivorship for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the successors and assigns of such survivor forever, together with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


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that the premises is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees their heirs, personal representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantors.

Shelby County, AL 02/26/2014  
 State of Alabama  
 Deed Tax: \$20.00

In Witness Whereof, the said Grantor has set their hands and seals this  
18th day of December, 2013.

  
20140226000052330 2/2 \$37.00  
Shelby Cnty Judge of Probate: AL  
02/26/2014 09:18:32 AM FILED/CERT

  
\_\_\_\_\_  
**LOUIS H. ROWE**

  
\_\_\_\_\_  
**LINDA F. ROWE**

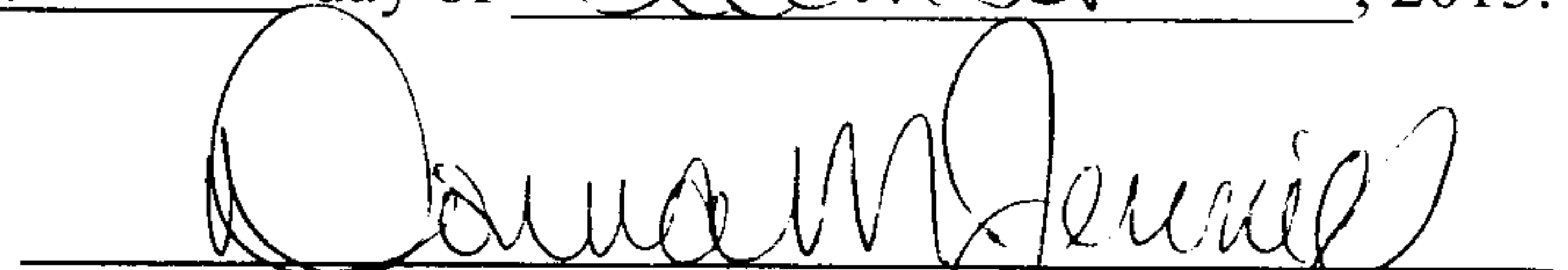
STATE OF ALABAMA

COUNTY OF SHELBY

I, Donna M. Jennings undersigned, a Notary Public in and for said County in said State, hereby certify that LOUIS H. ROWE AND LINDA F. ROWE, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she, executed the same voluntarily.

Given under my hand and seal this 18th day of December, 2013.



  
\_\_\_\_\_  
Notary Public  
My commission expires 1/28/2015

**THIS INSTRUMENT PREPARED BY:**

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