



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2019 08:44:42 AM
5222.00 CHERRY
20191002000360320

Ann S. Byrd

20191002000360320
10/02/2019 08:44:42 AM
DEEDS 1/1

This instrument was prepared by:

Halbrooks & Allen, LLC
Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

Erin Marie Lowery
2428 Mountain Run
Birmingham, AL 35244
(which is also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of Three Hundred Forty-Five Thousand and No/100 ---
----- (\$345,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Blake Wilson and Chariti Shae Wilson, Husband and Wife

(whose address is: 237 LATHAN RD., Kennesaw, GA 30129)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Erin Marie Lowery and Clinton Cole Lowery
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in JEFFERSON County, Alabama to-wit:
Shelby

Lot 3, according to the Survey of Shadow Brook, as recorded in
Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, rights of way and liens of record.

\$ 145,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 hereby 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 grantee, and if one does not survive the other, then the heirs and assigns
of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th
day of September, 2019.

Blake Wilson (Seal)
Blake Wilson

Chariti Shae Wilson (Seal)
Chariti Shae Wilson

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Blake Wilson and Chariti Shae Wilson,
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A.D. 2019.

My Commission Expires: 4/21/20

William H. Halbrooks
William H. Halbrooks, Notary Public

