

This instrument was prepared by

1386
Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ****REFER TO STATEMENT BELOW**** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Alan E. Goldberg and wife, Rosemary Goldberg

herein referred to as grantors) do grant, bargain, sell and convey unto

Curtis E. Howard and Margaret A. Howard

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

For legal description of subject property refer to attached Exhibit "A"

**** As partial consideration, grantees agree to assume all liability to that certain mortgage executed by grantors to Charles W. Mobley and/or Patricia D. Mobley on January 22, 1982, recorded in Mortgage Book 417, Page 943, in the Probate Office of Shelby County, Alabama, which said mortgage is a lien upon the above described real property. Grantees agree to be responsible for any and all foreclosure costs and attorney's fees which may become due under said mortgage and to reimburse grantors for any loss or liability which may incur under said mortgage.

The remaining consideration is included in the consideration stated on the deed from grantors to grantees recorded in Deed Book 355 Page 871, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, WE have hereunto set OUR hands(s) and seal(s), this 29th day of May, 19 84.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Alan E. Goldberg (Seal)
Alan E. Goldberg (Seal)
Rosemary Goldberg (Seal)
Rosemary Goldberg (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alan E. Goldberg, husband of Rosemary Goldberg whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

(Giver) Under my hand and official seal this 29th day of May, A. D., 19 84

Form 31-A

William R. Justice
Notary Public.

ACKNOWLEDGMENT CONTINUED ON REVERSE SIDE

Harrison, Conwill

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rosemary Goldberg, wife of Alan E. Goldberg, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 1984.



William R. Justice
Notary Public

Grantors address:
Rosemary Goldberg
214 - Hacienda Drive
Scotts Valley, Calif 95066

Alan E. Goldberg
P.O. Box "M"
Boulder Creek, Calif

GRANTEES ADDRESS:
2020 Virginia Lane
Hueytown, Alabama 35023

BOOK 355 PAGE 874

Recording Fee \$
Deed Tax \$
\$
This form furnished by
HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

TO
WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to:

EXHIBIT "A"

Commence at the Southeast corner of Section 21, Township 20 South, Range 2 East, Shelby County, Alabama, as the point of beginning. From this beginning point proceed North 88 degrees 55 minutes 19 seconds West along the South boundary of said Section 21 for a distance of 2331.753 feet; thence turn an angle of 88 degrees 55 minutes 19 seconds to the right and proceed North 0 degrees East for a distance of 2607.91 feet; thence turn an angle of 72 degrees 39 minutes 57 seconds to the right and proceed North 72 degrees 39 minutes 57 seconds East for a distance of 992.25 feet to a point in the center of a slough off the West bank of the Coosa River; thence proceed South 21 degrees 43 minutes 56 seconds East for a distance of 1486.911 feet to a point on the West bank of the Coosa River; thence proceed South 33 degrees 35 minutes 56 seconds East for a distance of 1515.608 feet to a point on the West bank of the said Coosa River and a point on the East boundary of said Section 21; thence proceed South 1 degrees 19 minutes 28 seconds East along the East boundary of said Section for a distance of 300.14 feet to the point of beginning. The above described land is located in the E $\frac{1}{2}$ of Section 21, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 103.237 acres, not including two sloughs off the West bank of the Coosa River containing 1.99 acres. LESS AND EXCEPT the following described tract of land more particularly described as follows: Commence at the Southeast corner of Section 21, Township 20 South, Range 2 East, Shelby County, Alabama, as the point of beginning. From this beginning point proceed North 88 degrees 55 minutes 19 seconds West along the South boundary of said Section 21 for a distance of 1688.753 feet; thence turn an angle of 88 degrees 55 minutes 19 seconds to the right and proceed North 0 degrees East for a distance of 2820.664 feet; thence turn an angle of 72 degrees 39 minutes 57 seconds to the right and proceed North 72 degrees 39 minutes 57 seconds East for a distance of 306.14 feet to a point in the center of a slough off the West bank of the Coosa River; thence proceed South 21 degrees 43 minutes 56 seconds East for a distance of 1486.911 feet to a point on the West bank of said Coosa River; thence proceed South 33 degrees 35 minutes 56 seconds East for a distance of 1515.608 feet to a point on the East boundary of said Section 21 and a point on the West bank of the Coosa River; thence proceed South 1 degrees 19 minutes 28 seconds East along the East boundary of said Section for a distance of 300.14 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO a 30 foot easement for roadway, 15 feet on either side of a center line described as follows: Commence at the SW corner of Section 21, Township 20 South, Range 2 East, thence run North 37 degrees 32 minutes 10 seconds West a distance of 108.89 feet; thence run North 4 degrees 14 minutes 50 seconds West a distance of 941.10 feet; thence run North 89 degrees 52 minutes 27 seconds East a distance of 19.00 feet to the East ROW line of State Highway No. 25 and the point of beginning; thence continue North 89 degrees 52 minutes 27 seconds East a distance of 1639.36 feet; thence run North 85 degrees 08 minutes 40 seconds East a distance of 1896.85 feet; thence run North 67 degrees 37 minutes 09 seconds East a distance of 694.56 feet to the point of ending, situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, and the S $\frac{1}{2}$ of Section 21, Township 20 South, Range 2 East. Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

BY

Alan E. Goldberg

SIGNED FOR IDENTIFICATION:

BY

Rosemary Goldberg

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY 29 PM 1:21
TAX 1200 335-871
JUDGE OF THE COURT

Rec 4.50
Jud 1.00
5.50