Cahaba Title. Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124 Phone (205) 988-5600 Policy Issuing Agent for SAFECO Title Insurance Company

This instrument was prepared by

<u>Courtney H. Mason, Jr.</u> PO Box 360187 (Address) Birmingham, AL 35236-0187

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA SHELBY COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of seventy five thousand & 00/100ths

(\$75,000.00) Dollars

J. E. Bishop Homes, Inc. to the undersigned grantor, corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Stanley L. Howton and wife, Phyllis H. Howton

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$65,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1927 Old Highway 31

Birmingham, AL 35244

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the aurvivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

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 same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its	President, James E. Bishop	
who is authorized to execute this conveyance, has hereto set its sig	gnature and seal, this the 1st day of March	¹⁹ 86

ATTEST:

J. E. BISHOP HOMES, INC.

STATE OF ALABAMA COUNTY OF SHELBY

the undersigned State, hereby certify that James E. Bishop a Notary Public in and for said County in said

whose name as the a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official scal, this the

day of

19 86.

Form ALA-33

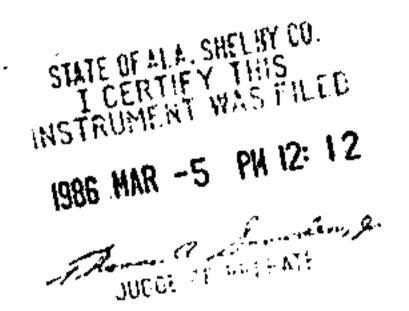
My Commission Expires April 9, 1924

Notary Public

Exhibit "A"

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 19 South, Range 3 West, and the Southwest 1/4 of Southwest 1/4 of Section 24, Township 19 South, Range 3 West, all in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 25; thence East along the North line thereof a distance of 650.09 feet to the point of beginning; thence right 89 deg. 05 min. and run in a Southerly direction a distance of 179.87 feet to a point on the Northeast right of way line of Old Highway No. 31; thence left 28 deg. 02 min. and run Southeast along right of way line a distance of 56.23 feet; thence left 85 deg. 31 min. 52 sec. and run Northeast 227.73 feet; thence left 94 deg. 28 min. 08 sec. and run Northwest a distance of 225.82 feet; thence 87 deg. 13 min. left and run Southwest a distance of 142.67 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

6.97



1. Deed Tax \$ 10.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

10.00