

This instrument was prepared by:
 (Name) Mitchell A. Spears
 (Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
 (Name) Annie M. Crews
 (Address) 664 Highway 119 North
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand, Five Hundred Dollars and 00/100 Cents, (\$19,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
 Dan L. Howard and wife, Patricia A. Howard

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
 Annie M. Crews, an unmarried woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in
 Shelby County, Alabama, to-wit:

That certain lot or parcel of land described as beginning at a point on the West right of way line of the Montevallo and Ashville paved public road at a point 370 feet NE from the Southernmost corner of that certain tract of land conveyed to J. C. Wooley by Laura L. Moody and heirs at law of Frank Moody, Sr. which said deed is recorded in Deed Book 77 page 441, in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning of the lot herein described and conveyed; run thence in a Northeasterly direction along the West right of way of said Montevallo and Ashville paved road a distance of 100 feet; thence run in a Northwesterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to a point; run thence in a Southeasterly direction and parallel with the Montevallo and Ashville paved highway a distance of 100 feet; run thence in a Southeasterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to the point of beginning and being situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO: Mortgage from Dan L. Howard and Patricia A. Howard to Merchants & Planters Bank, dated April 10, 1987 in the amount of \$20,541.50, and recorded in Real Book 124, Page 894 in the office of the Probate Judge, Shelby County, Alabama and a Wrap-Around Mortgage to Dan L. Howard and wife, Patricia A. Howard from the Grantee herein, executed on even date herewith, which wraps around the first Mortgage mentioned above, in the sum of \$18,500.00.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20
 day of November, 19 87

(Seal)
 STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS (Seal)

1987 NOV 23 AM 11:16 (Seal)

Thomas A. Snowling
 JUDGE OF PROBATE

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 Dan L. Howard and Patricia A. Howard

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of November, 19 87

Dan L. Howard (Seal)
 Dan L. Howard
Patricia A. Howard (Seal)
 Patricia A. Howard

1. Deed Tax \$ 1.00
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
~~4.50~~