

1774

This form furnished by:

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This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. Benjamin C. Howell  
(Address) 1725 Tradewinds Circle  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SEVENTY-NINE THOUSAND AND NO/100 ----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN E. BRYAN and wife, SANDRA P. BRYAN

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

BENJAMIN C. HOWELL and wife, SALLY A. HOWELL

(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:

BOOK 176 PAGE 700

Lot 77, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7 page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Building setback line of 35 feet reserved from Tradewinds Circle as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the Rear and a 10 foot easement from the Rear easement.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29 page 557 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 318 page 11 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 320 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 29 page 400 and covenants pertaining thereto recorded in Misc. Book 29 page 406 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 259 page 171 and Deed Book 246 page 97 in Probate Office of Shelby County, Alabama.

Agreement with Plantation Pipeline as set out in instrument recorded in Misc. Book 26 page 104 in Probate Office of Shelby County, Alabama.

\$75,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of March, 19 88.

WITNESS

STATE OF ALABAMA  
I CERTIFY THAT  
THIS INSTRUMENT WAS FILED

88 MAR 24 AM 9:11

Deed tax 4.00  
Reg 2.50  
Sub. 1.00  
7.50

(Seal) John E. Bryan (Seal)

(Seal) Sandra P. Bryan (Seal)

(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Bryan and wife, Sandra P. Bryan whose names 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 18th day of March A.D., 19 88

1/25/90

My Commission Expires:

James P. [Signature]  
Notary Public