

This instrument was prepared by

(Name) Wm. Randall May
(Address) 4513 Valleydale Road, Suite 1
Birmingham, Alabama 35242

Send Tax Notice To: Leonard Howard and
name Jalia Jean Howard
717 Creekview Drive
address Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty Three Thousand Dollars (\$63,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Martha S. Vann, an unmarried woman

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

Leonard Howard and wife, Jalia Jean 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:

Lot 40, Block 1, according to the Survey of Oak Mountain Estates,
Sixth Sector, as recorded in Map Book 5, Page 102, in the Probate
Office of Shelby County, Alabama, being situated in Shelby County,
Alabama.

BOOK 202 PAGE 278

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

88 AUG 31 AM 11:57

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 63.00
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 1.00
TOTAL 66.50

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 26th
day of August, 19 88.

WITNESS:

John M. Mobley (Seal)

(Seal)

(Seal)

Martha S. Vann (Seal)
MARTHA S. VANN

(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 Martha S. Vann
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 26 day of August, A. D., 19 88

Wm. Randall May
Notary Public