

1934

SEND TAX NOTICE TO:

(Name) James H. Howard
7301 Cahaba Valley Road
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Twenty-Eight Thousand, One Hundred Ten and no/100 (\$28,110.00)- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Patricia Goode Sims, a married woman; Joe Ann Goode Jones, a married woman; and
Gail Goode Moore, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
James H. Howard and Debbie B. 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
REFERENCE.

THE PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR
RESPECTIVE SPOUSES.

\$19,000.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

BOOK 293 PAGE 131

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, we have hereunto set our hand(s) and seal(s), this 25th
day of May, 19 90.

WITNESS:

(Seal) Patricia Goode Sims (Seal)
(Seal) Joe Ann Goode Jones (Seal)
(Seal) Gail Goode Moore (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Patricia Goode Sims; Joe Ann Goode Jones; and Gail Goode Moore
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 25th day of May, A.D., 19 90

Mike T. Atchison

EXHIBIT "A"
LEGAL DESCRIPTION:

PARCEL B:

From the Southeast corner of Section 5, Township 20 South, Range 1 East, proceed Westerly along the South boundary of said Section 5 for a distance of 189.9 feet to an iron pipe on the West right-of-way boundary of County Highway #55, said point being the point of beginning of herein described Parcel "B"; thence turn 00 degrees 06 minutes 48 seconds right and proceed Westerly along the South boundary of said Section 5 for a distance of 1122.09 feet to the Southwest corner of the SE 1/4 of SE 1/4 of said Section 5; thence turn 87 degrees 58 minutes 18 seconds right and proceed in a Northerly direction along the West boundary of said Section 5 for a distance of 369.12 feet; thence turn an angle of 91 degrees 47 minutes 46 seconds right and proceed Easterly along the South boundary of Parcel "A" for a distance of 958.79 feet to a point on the Westerly boundary of a gravel driveway; thence turn 24 degrees 55 minutes 32 seconds right and proceed Southeasterly along the Southwesterly side of said driveway for a distance of 83.26 feet; thence turn 15 degrees 14 minutes 06 seconds left and run along the Southerly side of said driveway for a distance of 79.9 feet to a point on the South side of said driveway and the West right-of-way boundary of County Highway #55; thence turn 79 degrees 45 minutes 38 seconds right and proceed in a Southerly direction along the West boundary of said County Highway for a distance of 108.01 feet; thence turn 03 degrees 41 minutes 47 seconds left and run along said road right-of-way line for a distance of 94.56 feet; thence turn 01 degree 36 minutes 16 seconds left and run along said road right-of-way line for a distance of 123.3 feet to the point of beginning.

According to survey of Billy R. Martin, RLS # 10559.

BOOK 293 PAGE 132

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 25 PM 2:02

Thomas R. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 9.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 4.00
5. Ad. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 19.50