

351

This instrument was prepared by

Send Tax Notice To: STEVEN D. HOWSE
name Route 2, Box 116
Columbiana, AL. 35051
address

(Name) JAMES A. HOLLIMAN, ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
EUGENE DAVIS and wife, MAUREEN WALKER DAVIS

(herein referred to as grantors) do grant, bargain, sell and convey unto
STEVEN D. HOWSE and wife, LYNN R. HOWSE

(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 Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$63,629.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

BOOK 308 PAGE 902

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 27th day of August, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

✓ Eugene Davis (Seal)
EUGENE DAVIS
✓ Maureen Walker Davis (Seal)
MAUREEN WALKER DAVIS

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EUGENE DAVIS and wife, MAUREEN WALKER DAVIS 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 27th day of August A. D., 19 90

My Commission Expires: 10-22-90

Thomas C. King

Notary Public.

EXHIBIT "A"

Commence at the intersection of the West Right of Way line of the Columbiana-Shelby paved road and the east line of the SE 1/4 of SE 1/4 of Section 1, Township 22, Range 1 West, and run along said right of way line in a northerly direction a distance of 373 feet to the northeast corner of the Raymond and Carolyn Estress Hughes lot marked by an iron pipe which is the point of beginning of the land herein

described; thence turn an angle of 90 degrees to the left and run along the north line of the said Hughes lot a distance of 420 feet to the northwest corner of the Hughes lot marked by an iron pipe; thence turn an angle of 90 degrees to the right and run parallel with said right of way line 210 feet to a point marked by an iron pipe; thence turn an angle to the right and run easterly and parallel with the said north line of said Hughes lot 420 feet to said West right of way line to a point marked by an iron pipe; thence turn an angle to the right and run southerly along said right of way line 210 feet to said point of beginning, being a part of the SE 1/4 of the SE 1/4 of Section 1, Township 22, Range 1 West, Shelby County, Alabama.

Less and except any portion that lies within a road right-of-way.

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

90 SEP -7 PM 12: 26

Thomas P. Thompson Jr.
JUDGE OF PROBATE

1. Paid Tax	1.50
2. Paid Tax	3.00
3. Paid Tax	3.00
4. Paid Tax	0.00
5. Paid Tax	0.00
6. Paid Tax	1.00
Total	9.50