

SEND TAX NOTICE TO: GRANTOR.

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Kenneth A. Howell(Address) 16326 Lisa Dawn
Houston, Texas 77049

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. 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 One Dollar and to clear title----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mary Harris, an unmarried widow

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

Kenneth A. Howell and Hazel B. Howell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Surface rights only to House & Lot. Begin at a point 503.7 feet North and 497.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West; from above point run North 32 degrees 10 minutes East 164.0 feet; thence North 57 degrees 50 minutes West 89.2 feet; thence South 32 degrees 10 minutes West 164.0 feet; thence South 57 degrees 50 minutes East 89.2 feet to point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

The parties hereto are exchanging deeds to reflect the actual property that each is in possession of, and to exchange the properties as described in Deed Book 211, Page 393, and Deed Book 221, Page 163, in the Probate Office of Shelby County, Alabama.

Inst # 1996-12522

04/17/1996-12522
02:07 PM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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), thisday of April, 19 96

WITNESS:

(Seal)

Mary Harris
Mary Harris

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,hereby certify that Mary Harriswhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon 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 17th day of April, A. D., 19 96

Notary Public, Alabama State At Large

Notary Public

My Commission Expires Jan. 26, 1998

Inst # 1996-12522