

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
✓ **P.O. Box 11244**
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Michelle Howell and Keith Howell
465 15th Street
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eighty-Seven Thousand Four Hundred Fifty-Four and 70/100 Dollars (\$87,454.70), and other good and valuable consideration, paid to the undersigned grantors, Dan Thomas Prim and wife, Betty G. Prim ("Grantors"), by Michelle Howell and Keith Howell ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lots 15 and 16, in Block 79, according to J. H. Dunstan's Survey of the Town of Calera; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Any minerals or minerals rights leased, granted or retained by prior owners; (3) Restrictions, covenants and conditions as set out in instruments recorded in Deed Book 217, at Page 360, and Deed Book 221, at Page 872, in the Probate Office of Shelby County, Alabama.

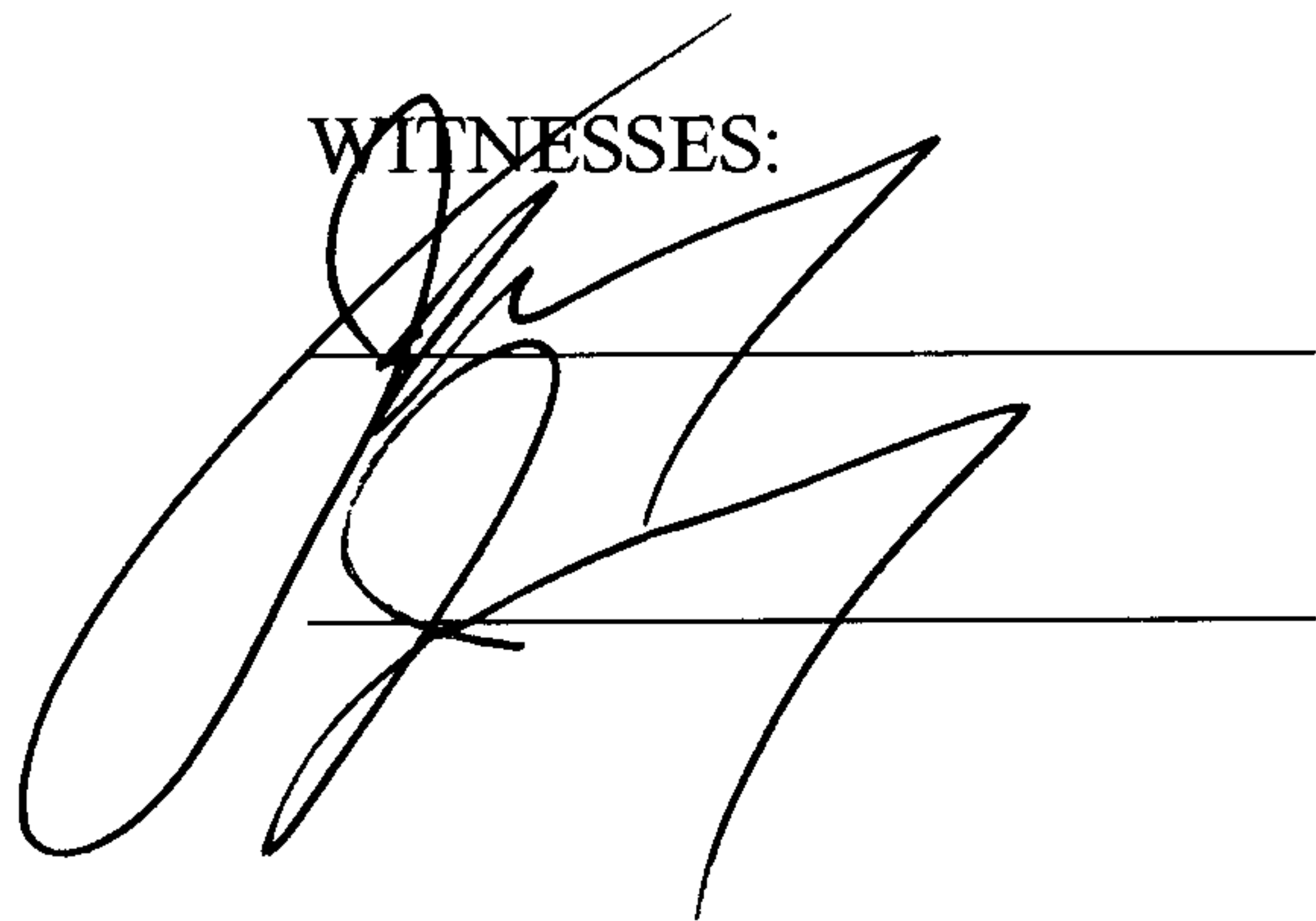
\$87,454.70 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the
24th day of August, 2007.

WITNESSES:



Dan Thomas Prim



Betty G. Prim

STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan Thomas Prim and wife, Betty G. Prim, 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 seal this 24th day of August, 2007.



Notary Public

My Commission Expires: 07/14/2011