



State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Dan L. Howard and his wife Patricia A. Howard and C. D. Howard and his wife Merle H. Howard (herein referred to as grantors) do grant, bargain, sell and convey unto

C. D. Howard and his wife Merle H. Howard

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

From the SE corner of Section 13-24N-12E, run west along the section line 971.4 feet; thence north parallel to the section line 807.2 feet; thence easterly along the south right-of-way of Alabama Highway 25, 1062.0 feet to the point of beginning; thence south parallel to the east line of the SW 1/4 of Section 18-24N-12E, 3090 feet, more or less, to Mahan Creek; thence easterly along said creek to a point which is 1069 feet east of the previously described line bearing south; thence north parallel to said line (and parallel to the east line of the SW 1/4 of Section 18), 2740 feet, more or less to the south right-of-way of Alabama Highway 25; thence westerly along said right-of-way, 1079.7 feet to the point of beginning. Containing approximately 68 acres. Being in Sections 18 and 19-24N-12E, Shelby County, Alabama.

Subject TO THE FOLLOWING: (1) Title to minerals underlying caption lands with mining rights and privileges belonging thereto reserved by P.H. Fancher heirs & Johnnie C. Fancher; (2) Any rights of Shelby County, Alabama under right of way deeds recorded in Probate Office of Shelby County, Alabama in Deed Book 82, page 558; in Deed Book 74, page 96; in Deed Book 108, page 121; and under condemnation proceedings in Minute Book 14, page 195; (3) Any rights of Alabama Power Company under transmission line permits recorded in the Probate Office in Deed Book 99, page 85; in Deed Book 99, page 86; in Deed Book 127, page 329; in Deed Book 127, page 507; in Deed Book 133, page 583; in Deed Book 136, page 326.

As a part of the consideration hereof grantees assume and agree to pay as the same shall become due the unpaid balance on that certain mortgage to J. H. Edwards and Frances W. Edwards recorded in Mortgage Book 306, page 793 in the Probate Office of Shelby County, Alabama which grantors covenant to be \$30,236.00.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal, this 5th

day of February, 1971.

WITNESS:

Clyde M. Winslett
Ralph W. Rice

Dan L. Howard
Dan L. Howard
Patricia A. Howard
Patricia A. Howard
C. D. Howard
C. D. Howard
Merle H. Howard
Merle H. Howard

mailed H & H Const. Co Inc.
RETURN TO Rt. 1 Box 108-C
Birmingham, ALA.

Dan L. Howard, Patricia A. Howard,
C. D. Howard and Merle H. Howard

TO

C. D. Howard and Merle H. Howard

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

20.50
14.5
21 9.5

19710209000005370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/09/1971 12:00:00 AM FILED/CERT

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of *ALABAMA*
Shelby COUNTY

General Acknowledgment

I, *Judy P. CLARK*, a Notary Public in and for said County, in said State,
hereby certify that *C D HOWARD AND MERLE H. HOWARD*
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 *8th* day of *FEBRUARY* A. D., 1971

Judy P Clark
Notary Public

State of *ALABAMA*
Shelby COUNTY

General Acknowledgment

I, *JUDY P. CLARK*, a Notary Public in and for said County, in said State,
hereby certify that *DAN L. HOWARD AND PATRICIA A. HOWARD*
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 *8th* day of *FEBRUARY* A. D., 1971

Judy P Clark
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY
JUDY P. CLARK
NOTARY PUBLIC
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1971 FEB 9 11:31 AM

State of _____
COUNTY _____

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State,
hereby certify that _____
whose name as _____ of _____
a Corporation, 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____ 19____

Notary Public

BOOK 203
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