



State of Alabama

BIBB

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, C. D. Howard and his wife Merle H. Howard and Dan L. Howard and his wife Patricia A. Howard (herein referred to as grantors) do grant, bargain, sell and convey unto

Dan L. Howard and his wife Patricia A. 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 County, Alabama to-wit:

Bibb and Shelby

Begin at a point 971.4 feet west of the SE corner of Section 13-24N-12E, Bibb County, Alabama; thence north parallel to the west line of the SE 1/4 of the SE 1/4 of said section, 807.2 feet to the south right-of-way of Alabama Highway 25; thence easterly along said right-of-way 1062.0 feet; thence south parallel to the east line of the SE 1/4 of Section 18-24N-12E 3090 feet, more or less, to Mahan Creek; thence westerly along said creek to a point 971.4 feet west of the section line; thence north to the point of beginning. Containing approximately 67 acres. Being in Sections 13, 18, 19, and 24-24N-24E, Range 11E and 12E.

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 Bibb County, Alabama under right of way deed recorded in the Probate Office of Bibb County, Alabama in Deed Book 36, page 145; (4) 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. J. 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; xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx.

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 ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 8th

day of February, 19 71.

WITNESS:

Clyde M. Winklett
Ralph W. Hill

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

1971020900005390 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/09/1971 12:00:00 AM FILED/CERT

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 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 official seal this 8th day of FEBRUARY A. D., 19 71

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. 19 71

Judy P Clark

Notary Public

State of 197
REC. B
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