

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

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

(herein referred to as grantors) do grant, bargain, sell and convey unto Dan L. Howard and 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 Bibb and Shelby County, Alabama to-wit:

TRACT 1

Part of Sections 13, 19 and 24-24N-12E, Bibb County, Alabama, described as follows: Begin at the SE corner of said Section 13; thence north along the section line 800 feet, more or less, to the south right-of-way of Ala. Hwy. No. 25; thence westerly along said right-of-way 971.4 feet; thence south parallel to the section line 2550 feet, more or less, to the center of Mahan Creek; thence easterly along said creek to a point 90.6 feet east of the section line; thence north parallel to the section line 2290 feet, more or less, to the north line of Section 19; thence west 90.6 feet to the point of beginning, containing 65.4 acres, more or less.

TRACT 2

Part of section 18-24N-12E, Shelby County, Alabama, described as follows: Begin at the SW corner of said section; thence north along the section line 800 feet, more or less, to the south right-of-way of Ala. Hwy. No. 25; thence easterly along said right-of-way 90.6 feet; thence south to the south line of said Section 18; thence west 90.6 feet to the point of beginning, containing 1.6 acres, more or less.

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, Ala. under right-of-way deeds recorded in Probate Office of Shelby County, Ala. 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 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.

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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 19th day of February, 1971

WITNESS:

Ralph W. Hill
Harwood Beard

C. D. Howard (Seal)
C. D. Howard
Merle H. Howard (Seal)
Merle H. Howard
Dan L. Howard (Seal)
Dan L. Howard
Patricia A. Howard
Patricia A. Howard
General Acknowledgment

STATE OF ALABAMA

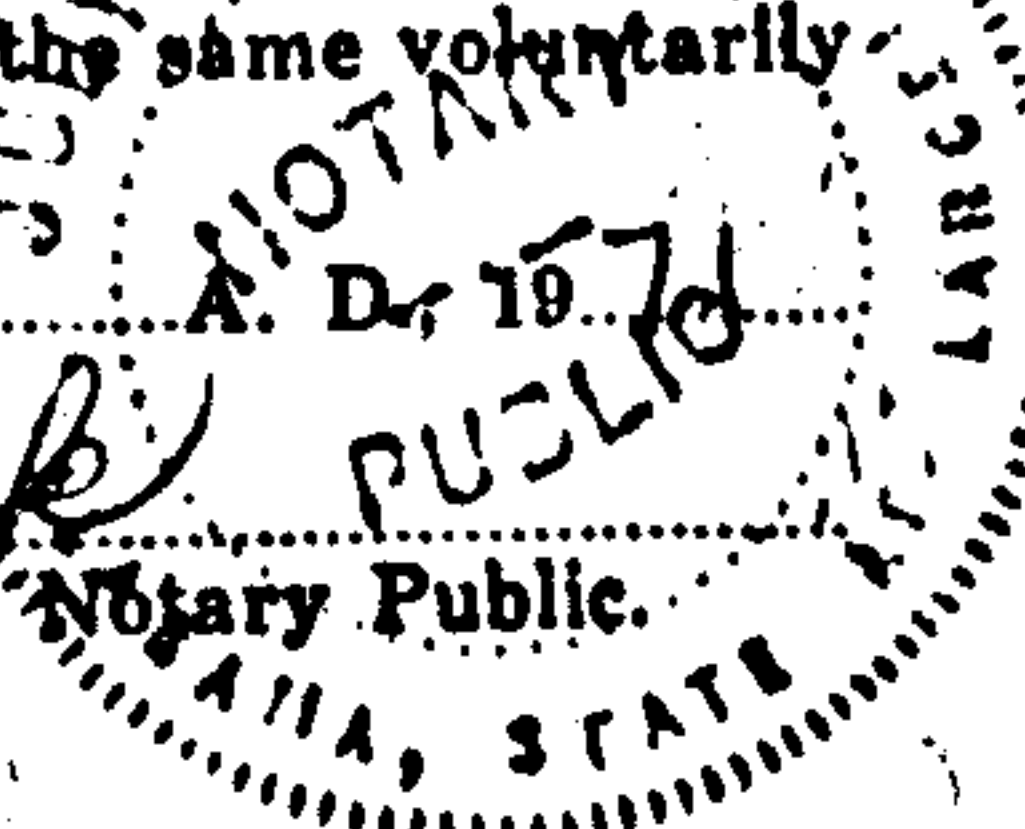
Shelby COUNTY }

I, Judy P Clark, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard, Merle H. Howard, DAN L. HOWARD & PATRICIA A. 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 19th day of February



19710311000009170 1/5 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1971 12:00:00 AM FILED/CERT



577 BOOK 266 PAGE 1

BOOK 266 PAGE 578

RETURN TO

C. D. Howard and wife Merle H.
Howard

TO

Dan L. Howard and Patricia A.
Howard

At 1 Bny 108A Bnyfield

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

BOOK

95 PAGE 337

1.95

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
18.50
14.20
BIRMINGHAM, ALA.

19.95 Total Collected
Billa Co.

STATE OF ALABAMA, BIBB COUNTY. Office of Judge of Probate

I hereby certify that the within instrument was filed in this office for
record on the 22 day of February 1971 at 11:40
o'clock A.M. and recorded in
vol. 95 of Deeds
page 336 and examined,

Judge of Probate

STATE OF ALABAMA
BIBB COUNTY

I hereby certify that the Privilege Tax has
been paid on the within instrument as request-
ed by law.

Viz: \$ 18.50
Fred H. Davis
Judge of Probate



19710311000009170 2/5 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Corrected
1971 MAR 11 PM 12:03
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Judge of Probate

Southern

LAND SURVEYING COMPANY

125 PAYNE ROAD

GARDENDALE, ALABAMA 35071

PHONE 631-5313

DESCRIPTIONS

TRACT 1 (Dan Howard):

Part of Sections 13, 19 and 24-24N-12E, Bibb County, Alabama, described as follows: Begin at the SE corner of said Section 13; thence north along the section line 800 feet, more or less, to the south right-of-way of Ala. Hwy. No. 25; thence westerly along said right-of-way 971.4 feet; thence south parallel to the section line 2550 feet, more or less, to the center of Mahan Creek; thence easterly along said creek to a point 90.6 feet east of the section line; thence north parallel to the section line 2290 feet, more or less, to the north line of Section 19; thence west 90.6 feet to the point of beginning. Containing 65.4 acres, more or less.

TRACT 2 (Dan Howard):

Part of Section 18-24N-12E, Shelby County, Alabama, described as follows: Begin at the SW corner of said section; thence north along the section line 800 feet, more or less, to the south right-of-way of Ala. Hwy. No. 25; thence easterly along said right-of-way 90.6 feet; thence south to the south line of said Section 13; thence west 90.6 feet to the point of beginning. Containing 1.6 acres, more or less.

TRACT 3 (Doug Howard):

Part of Section 19-24N-12E, Bibb County, Alabama, described as follows: From the NE corner of said section, run east along the section line 20.6 feet; thence south parallel to the west line of the section, 2200 feet, more or less, to the center of Mahan Creek; thence easterly along said creek to a point 1157.2 feet east of the west line of said section; thence north parallel to the section line 1760 feet, more or less, to the north line of said section; thence west along said line, 1067.2 feet to the point of beginning. Containing 47 acres, more or less.

TRACT 4 (Doug Howard):

Part of Section 19-24N-12E, Shelby County, Alabama, described as follows: From the SW corner of said section run east along the section line, 90.6 feet to the point of beginning; thence continue east along the section line, 1067.2 feet; thence north parallel to the section line, 980 feet, more or less, to the south right-of-way of Ala. Hwy. No. 25; thence westerly along said right-of-way, 1079.7 feet to a point 90.6 feet east of the west line of the section; thence south to the point of beginning. Containing 21 acres, more or less.

TRACT 5 (Dan and Doug Howard):

Part of Section 19-24N-12E, Bibb County, Alabama, described as follows: Begin at the NE corner of the NW1/4 of the NW1/4 of said section; thence west along the section line 175 feet; thence south parallel to the 1/4-section line, 1760 feet, more or less, to the center of Mahan Creek; thence easterly and northerly along said creek to the east line of said NW1/4 of the NW1/4; thence north along the 1/4-section line, 972 feet, more or less, to the point of beginning. Containing 6 acres, more or less.



19710311000009170 4/5 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1971 12:00:00 AM FILED/CERT

BOOK 266
PAGE 580

Southern

LAND SURVEYING COMPANY

125 PAYNE ROAD

GARDENDALE, ALABAMA 35071

PHONE 631-8313

TRACT 6 (Dan and Doug Howard):

Part of Section 13-24N-12E, Shelby County, Alabama, described as follows: Begin at the SW corner of the SE1/4 of the SW1/4 of said section; thence east along the section line 2404.2 feet; thence northeasterly along a fence, 661.7 feet; thence west at right angles to the east line of the SW1/4 of the SE1/4 of said section, 462 feet; thence 91°-55' right, 1142.0 feet to the south right-of-way of Ala. Hwy. No. 25; thence southwesterly along said highway right-of-way, 2483.3 feet; thence south parallel to the section line 980 feet, more or less, to the south line of said section; thence 175 feet east to the point of beginning. Containing 80 acres, more or less.

Note:

All descriptions above are based in part on a boundary survey made by Floyd Atkinson, registered surveyor. Descriptions written by Raymond Shackelford, registered surveyor #1092.

STATE OF ALABAMA, BIBB COUNTY. Office of Judge of Probate
I hereby certify that the within instrument was filed in this office for
record on the 22 day of February 1971 at 11:40
o'clock 4 M. and recorded in
vol. 95 of 10 books
page 338 and examined. _____
Judge of Probate



19710311000009170 5/5 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAR 11 PM 12:03
U.C.C. FILE NUMBER 03
REC. BK. & PAGE AS SHOWN ABOVE
Daniel M. Boudin
JUDGE OF PROBATE