

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

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

C. D. Howard and 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 Bibb and Shelby

County, Alabama to-wit:

TRACT 1

Part of Section 19-24N-12E, Bibb County, Alabama, described as follows: From the NW corner of said section, run east along the section line 90.6 feet; thence south parallel to the west line of the section, 2290 feet, more or less, to the center of Mahan Creek; thence easterly along said creek to a point 1157.8 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 2

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.

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



19710311000009180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1971 12:00:00 AM FILED/CERT

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 ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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. Reed
Harwood Beard

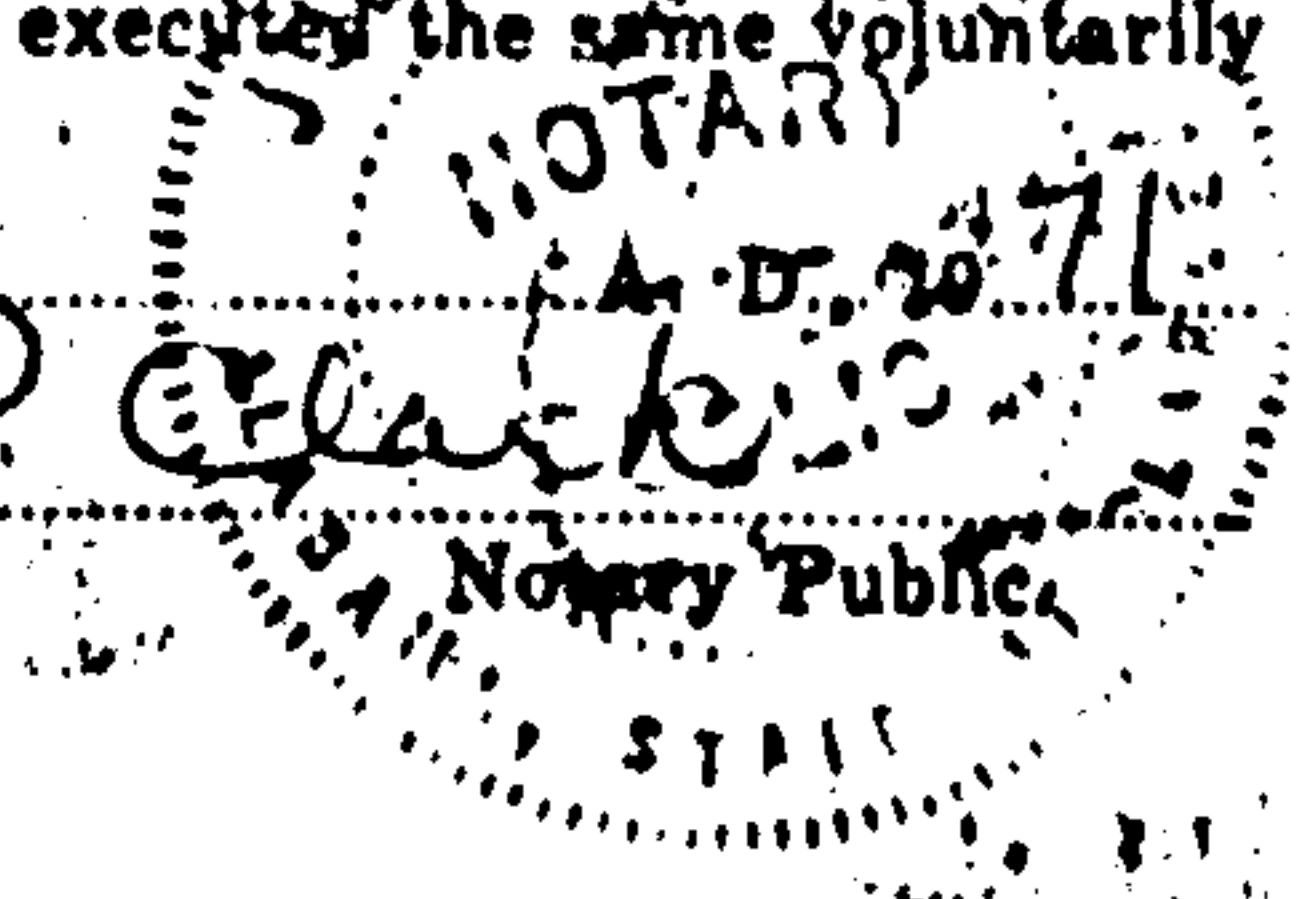
Dan L. Howard (Seal)
Dan L. Howard
Patricia A. Howard (Seal)
Patricia A. Howard
C. D. Howard (Seal)
C. D. Howard
Merle H. Howard
Merle H. Howard
General Acknowledgment

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 name 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



BOOK 266 PAGE 575

RETURN TO

Dan L. Howard and wife

Patricia A. Howard

TO

C. D. Howard and wife

Rt 1 Box 108# *Burfield*
Merle H. Howard *35035*

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

BOOK

95 PAGE 335

1.95

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

19.50
1.20
18.30

19.95 08

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 Deeds
page 334 and examined, Shelby H. Davis
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: \$ 1.50
Shelby H. Davis
Judge of Probate

19710311000009180 2/2 \$.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
Corrected
15TH MAR 11 PM 12:03
U.C.C. FILE NUMBER 02
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
IMAGE OF REPORT