

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, 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 C. D. Howard and wife Merle H. Howard and 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 Shelby County, Alabama to-wit:

Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 18-24N-12E, Shelby County, Alabama; 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 SW 1/4 of the SE 1/4 of said Section 18, 462 feet; thence 91°-55' right, 1148.9 feet to the south right-of-way of Alabama Highway 25; thence southwesterly along said highway right-of-way, 2483.3 feet; thence south parallel to the east line of the SW 1/4 of said Section 18, 2740 feet, more or less, to Mahan Creek; thence easterly and northerly along said creek to the east line of the NW 1/4 of Section 19-24N-12E; thence north along said line 972 feet, more or less, to the point of beginning. Being in Sections 18 and 19-24N-12E, and containing approximately 86 acres.

SUBJECT TO THE FOLLOWING: (1) Title to minerals underlying caption lands with mining rights and privileges belonging thereto reserved by P.H. Gancher 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 ~~we~~ (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 ~~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 seals, this 28TH

day of DECEMBER, 1971.

WITNESS:

Margaret R. Boyd

C. D. Howard

C. D. Howard

Merle H. Howard

Dan L. Howard

Patricia A. Howard

Patricia A. Howard

Rt 1 Box 1080

Buerfield Ala 35035

RETURN TO

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

TO

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

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

8.50
1.45
9.95



19711230000054980 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1971 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, Ralph W. Hill, 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 28th day of December A. D., 19 71

Ralph W. Hill
My Comm. Exp. 7-7-73 Notary Public

State of
COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 DEC 30 PM 2:59
JUDGE OF PROBATE
C. D. Howard

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

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