

This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
04/20/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Four Hundred & no/100-----DOLLARS
and the assumption of the herein below described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul J.L. Schatz, Jr. and Sandra L. Schatz
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald Charles Howard and Elizabeth Boggan 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:

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township
20 South, Range 2 West, in Shelby County, Alabama, particularly described
as follows: Commence at the NE corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence
Westerly along the North line thereof for a distance of 568.18 feet to the point
of beginning of the property herein described; thence continue Westerly along said
North line for a distance of 141.0 feet; thence turn 91 deg. 58' left and run
Southerly 314.92 feet to a point on the Northerly right of way line of Oak
Mountain State Park Road, said right of way line being 25 feet Northerly of
and parallel to the center of the existing pavement, said right of way line
being a curve with a radius of 362.97 feet; thence turn left with an interior
angle to tangent of 59 deg. 20' and run Northeasterly along said right of way
line and along the arc of said curve, as it curves to the right, for a distance
of 149.96 feet; thence turn left with an interior angle to tangent of 96 deg.
59' 45" and run Northerly, parallel to the West line of the property herein described,
for a distance of 262.02 feet to the point of beginning.

Subject to easements and restrictions of record.

The grantees herein take title to said property subject to and assume and agree
to pay that certain mortgage by Paul J.L. Schatz, Jr. and Sandra L. Schatz to
Guaranty Savings and Loan Association dated April 26, 1971 as recorded in
Mortgage Book 317, page 215.

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 ~~he~~(we) do for ~~myself~~(ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~XXXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~k~~ (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(s) and seal(s), this 14
day of April, 1972.

(Seal) Paul J.L. Schatz, Jr.
(Seal) Sandra L. Schatz
(Seal) _____
(Seal) _____
(Seal) _____

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Paul J.L. Schatz, Jr. and wife, Sandra L. Schatz
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 14 day of April, A. D., 1972.

Notary Public.