

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----
and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. D. Hughes and wife, Lorene Hughes; E. R. Elliott, a widower
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ben C. Howard and Frances D. 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:

All that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 18, Range 2 East lying North of
the Vincent-Leeds Highway and East of the Westover-Sterrett Highway, EXCEPT that portion
of the following described lot which is within this description:

Alpart of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 30, described as commencing at the southeast
corner of said forty; thence north 2 deg. 30 min. West along the east line of said forty
353 feet to the point of beginning; thence turn an angle of 102 deg. 15 min. to the left
and run 420 feet; thence turn an angle of 102 deg. 15 min. to the right and run 561 feet
to an old road; thence turn an angle of 77 deg. 45 min. to the right and run along said old
road 420 feet; thence turn an angle to the right of 102 deg. 15 min. and run 562 feet, more
or less, to point of beginning of said exception, containing 5 acres, more or less, in said
exception.



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Shelby Cnty Judge of Probate, AL
08/22/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRESPONDING NUMBER
1974 AUG 22 AM 9:18
Need Sep 10.00
INSTRUMENT WAS FILED

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BOOK TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
the 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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 30th
day of July, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

W. D. Hughes (Seal)
Lorene Hughes (Seal)
E. R. Elliott (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Eva D. Moore, a Notary Public in and for said County, in said State,
hereby certify that W. D. Hughes and wife, Lorene Hughes; E. R. Elliott, a widower,
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 30th day of July, A. D. 1974.

Eva D. Moore
Notary Public.