

This instrument was prepared by

(Name) Vernon N. Schmitt, Attorney

(Address) Leeds, Alabama

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred and NO/100 (\$400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Douglas R. Carr and wife, Margie F. Carr

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

Richard Howard and wife, Zenobia 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:

Commence at the NW corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction and along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 812.46 feet to a point; thence deflect 84° 29' 40" to the left and run in a southeasterly direction a distance of 338.77 feet to the point of beginning of the herein described property; thence deflect 74° 29' 10" to the left and run in a northeasterly direction a distance of 208.58 feet to a point; thence turn an interior angle of 105° 32' 20" and run to the right and in a southeasterly direction a distance of 120.00 feet to a point; thence turn an interior angle of 74° 30' 00" and run to the right in a southwesterly direction a distance of 208.63 feet to a point; thence turn an interior angle of 105° 28' 30" and run to the right and in a northwesterly direction a distance of 120.00 feet, more or less, to the point of beginning of the herein described property, containing 0.55 acres.



19760430000038700 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/30/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 APR 30 PM 12:54  
Leeds J. J. 50  
General M. J. J.  
JUDGE OF PROBATE

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 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 31st day of January, 1976.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Douglas R. Carr (Seal)  
Douglas R. Carr  
\_\_\_\_\_(Seal)  
Margie F. Carr (Seal)  
Margie F. Carr

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas R. Carr and wife, Margie F. Carr whose name S 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 31st day of January, A. D., 1976.

[Signature]  
Notary Public.

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