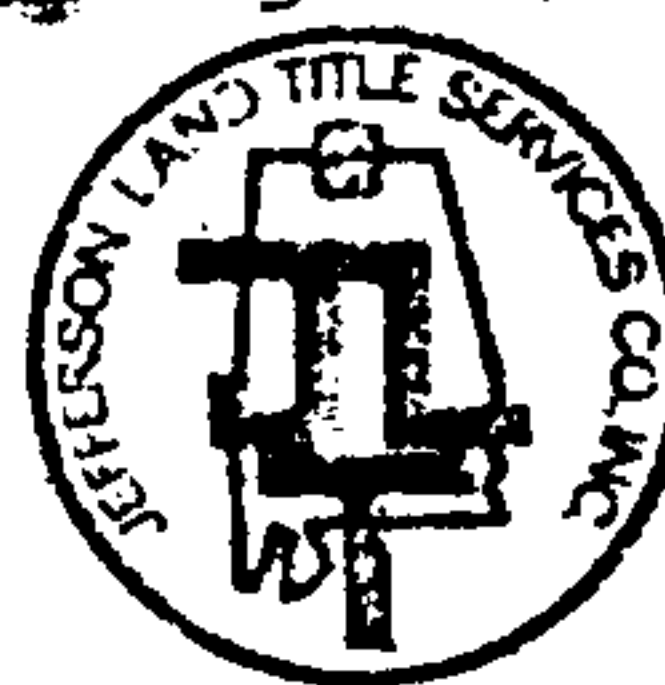


This instrument was prepared by

(Name) Robert E. Carter, Atty.
7901 1st Avenue South, Suite 104
(Address) Birmingham, Ala. 35206



Jefferson Land Title Services Co., Inc.
318 21ST NORTH & P. O. BOX 10481 & PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

199

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Six Thousand Eight Hundred & NO/100 (\$36,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kim Stuart Wise and wife, Cheryl A. Wise
(herein referred to as grantors) do grant, bargain, sell and convey unto
Timothy W. Howard and wife, Robin W. 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:

From the Southeast corner of Section 15, Township 19 South, Range 2 West, run Northerly along the East boundary line of said Section 15, Township 19 South, Range 2 West for a distance of 196.19 feet to the point of beginning of the land herein described; thence continue Northerly along the East boundary line of said Section 151.4 feet, thence turn an angle of 86 degrees 26 minutes to the left and run Northwesterly 288.74 feet; thence turn an angle of 94 degrees 01 minutes to the left and run Southerly 151.4 feet; thence turn an angle of 85 degrees 59 minutes to the left and run Southeasterly 287.42 feet more or less to the point of beginning, being a part of the Southeast 1/4 of the Southeast 1/4, Section 15, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

181 The Grantees herein agree to assume and pay that certain mortgage heretofore executed by Luke H. Eubanks and Rosa F. Eubanks to Birmingham Federal Savings and Loan Association, and recorded in Volume 352, Page 451, in the Probate Office of Shelby County, Alabama.

333 \$23,000.00 of the consideration recited above was from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK \$8,800.00 of the consideration recited above was from the proceeds of a mortgage loan closed simultaneously herewith.



19810604000062390 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/04/1981 00:00:00 FILED/CERTIFIED

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 2nd day of June, 1981.

WITNESS:

Ruth H. Harkins (Seal)
Susan Lums (Seal)
Carol A. Cullen (Seal)
Deed tax Rec 5.00
1.50
1.00
750
Kim Stuart Wise (Seal)
Cheryl A. Wise (Seal)
Cheryl A. Wise (Seal)

STATE OF MISSOURI
JEFFERSON COUNTY

General Acknowledgment

On this day of June, 1981, the undersigned, Ruth H. Harkins, a Notary Public in and for said County, in said State, hereby certify that Kim Stuart Wise and wife, Cheryl A. Wise, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day of June, 1981, 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 2nd day of June, A. D., 1981.

Ruth H. Harkins

Notary Public.