

This instrument prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Seven Hundred Fifty and 00/100-----DOLLARS

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

Shelby Ridge Development Co., A Partnership

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

David H. Howton and wife, Melinda Goodson Howton

(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:

Lot 74, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

19810713000076580 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/13/1981 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 (XX) do for myself (XX) and for my (XX) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (XX) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (XX) have a good right to sell and convey the same as aforesaid; that I (XX) will and my (XX) 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, I have hereunto set my hand(s) and seal(s), this 30th day of July, 1980

WITNESS:

1981 JUL 13 PM 1:31

SHELBY RIDGE DEVELOPMENT CO., A Partnership

By: William M. Clem, Jr., A Partner (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 William M. Clem, Jr., Partner of Shelby Ridge Development Co., A Partnership whose name 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 in his capacity as Partner executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 1980 A. D., 1980

2617 - So. Lane

Bham, Ala.

35223

Notary Public

my comm exp. 11/9/80