

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This form furnished by

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and No/100 (\$7,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jerry Lucas and wife, Jean Lucas

(herein referred to as grantors) do grant, bargain, sell and convey unto
Dan L. Howard and Patricia A. 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:

See Exhibit "A" attached hereto and incorporated herein for legal description.

BOOK 347 PAGE 230

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 17th
day of May 83, 19

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Jerry Lucas (Seal)
JERRY LUCAS
Jean Lucas (Seal)
JEAN LUCAS
_____(Seal)

STATE OF ALABAMA }
SHELBY }
COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Jerry Lucas and wife, Jean Lucas
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 17th day of May A. D. 1983.

That certain lot or parcel of land described as beginning at a point on the West right-of-way line of the Montevallo and Ashville paved public road at a point 370 feet NE from the Southernmost corner of that certain tract of land conveyed to J.C. Wooley by Laura L. Moody and heirs at law of Frank Moody, Sr. which said deed is recorded in Deed Book 77 Page 441, in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning of the lot herein described and conveyed; run thence in a Northeasterly direction along the West right-of-way of said Montevallo and Ashville paved road a distance of 100 feet; thence run in a Northwesterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to a point; run thence in a Southwesterly direction and parallel with the Montevallo and Ashville paved highway a distance of 100 feet; run thence in a Southeasterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to the point of beginning and being situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

PARCEL II

Commencing at the SW corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West and running North 88 deg. 30 min. East 465.4 feet; thence running North 26 deg. 30 min. West 377.6 feet to the SE side of the Montevallo-Ashville Road; thence South 46 deg. 45 min. West along said road 99.2 feet to the point of beginning of the lot herein conveyed; continue thence South 46 deg. 45 min. West along said road 78.8 feet; thence run SE 300 feet to a point on the South boundary of said SW 1/4 of the SE 1/4; thence East along said South boundary 96 feet; thence North 26 deg. 30 min. West 100 feet; thence Northwesterly to the point of beginning; the same being a lot situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

PARCEL III

Also, a right-of-way or easement to be used as a common driveway between the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guests, heirs or assigns, which said easement or right-of-way is described as beginning at the NE corner of said parcel described above and running North 46 deg. 45 min. East along the Montevallo-Ashville Road 6 feet; thence running Southeasterly and parallel to the NE boundary of said lot 100 feet; thence Southwesterly and parallel to the Montevallo-Ashville Road 6 feet to the NE boundary of said parcel; thence run Northwesterly along said boundary 100 feet to the point of beginning; being situated in SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1983.
- (2) Right-of-way granted to Shelby County by instrument recorded in Deed Book 124 Page 229 and Deed Book 124 Page 153 in Probate Office of Shelby County, Alabama.
- (3) Joint driveway for right-of-way or easement as shown in Deed Book 322 Page 691 in said Probate Office.

As as further consideration the Grantees herein expressly assume and promise to pay those certain mortgages to J. M. Allen and Sherry W. Allen recorded in Mortgage Book 412, Page 778, and Mortgage Book 412, Page 780, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1983 MAY 20 AM 7:58

Thomas A. Shumaker
JUDGE OF PROBATE

Deed tax 7.00
Rec. 30.00
Ind. 1.00
11.00