

ADDRESS OF GRANTEE: 3932 Lorna Road, Birmingham, Alabama 35244

This instrument was prepared by

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

1262



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 Thirty Five Thousand and No/100 (\$35,000.00) DOLLARS

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

V. H. Bragg and wife, Thelma Bragg

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

Johnny L. Howton and Carolyn F. 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:

See Exhibit "A" attached hereto for legal description and exceptions.

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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 14th day of June, 1983

WITNESS:

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

V. H. Bragg (Seal)
V. H. BRAGG
Thelma Bragg (Seal)
THELMA BRAGG (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 V. H. Bragg and wife, Thelma Bragg 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 14th day of June, A. D., 1983

Form ALA-31

Daniel M. Spitler

Daniel M. Spitler Notary Public.

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A parcel of land located in the W 1/2 of the NW 1/4 of Section 36 and the E 1/2 of the NE 1/4 of Section 35, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 35; thence run West along the North Section line a distance of 186.05 feet; thence turn left 95 deg. 11 mi. 58 sec. a distance of 1053.54 feet to the point of beginning; thence continue last course a distance of 210.65 feet to the edge of Lay Lake; thence run along said Lake the following angles and distances; thence turn right 103 deg. 28 min. 35 sec. a distance of 37.97 feet; thence turn left 48 deg. 00 min. 25 sec. a distance of 74.15 feet; thence turn left 112 deg. 26 min. 17 sec. a distance of 75.46 feet; thence turn right 18 deg. 47 min. 06 sec. a distance of 33.93 feet; thence turn left 30 deg. 56 min. 32 sec. a distance of 29.56 feet; thence turn right 24 deg. 59 min. 56 sec. a distance of 26.73 feet; thence turn right 32 deg. 19 min. 41 sec. a distance of 30.58 feet; thence turn right 27 deg. 13 min. 07 sec. a distance of 39.08 feet; thence turn right 30 deg. 06 min. 23 sec. a distance of 35.84 feet; thence turn right 20 deg. 24 min. 01 sec. a distance of 42.45 feet; thence turn right 32 deg. 51 min. 03 sec. a distance of 63.24 feet; thence turn right 14 deg. 45 min. 02 sec. a distance of 43.11 feet; thence turn right 48 deg. 21 min. 40 sec. a distance of 23.98 feet; thence turn right 29 deg. 10 min. 19 sec. a distance of 30.44 feet; thence turn left 51 deg. 24 min. 57 sec. a distance of 15.30 feet; thence turn left 62 deg. 49 min. 36 sec. a distance of 52.35 feet; thence turn left 26 deg. 02 min. 27 sec. a distance of 37.89 feet; thence turn right 51 deg. 12 min. 51 sec. a distance of 32.64 feet; thence turn right 34 deg. 33 min. 24 sec. a distance of 75.52 feet; thence turn right 45 deg. 34 min. 30 sec. a distance of 50.10 feet; thence turn left 51 deg. 25 min. 37 sec. a distance of 12.26 feet; thence turn left 42 deg. 38 min. 28 sec. a distance of 48.02 feet; thence turn right 07 deg. 21 min. 46 sec. a distance of 60.67 feet; thence turn right 56 deg. 58 min. 46 sec. a distance of 27.44 feet; thence turn right 22 deg. 57 min. 02 sec. a distance of 18.79 feet; thence turn right 45 deg. 43 min. 45 sec. a distance of 35.21 feet; thence turn left 62 deg. 08 min. 40 sec. a distance of 39.29 feet; thence turn right 30 deg. 28 min. 25 sec. a distance of 35.20 feet; thence turn right 27 deg. 17 min. 30 sec. a distance of 52.60 feet; thence turn right 41 deg. 22 min. 26 sec. a distance of 215.31 feet; thence turn left 22 deg. 05 min. 43 sec. a distance of 45.72 feet; thence turn right 26 deg. 44 min. 24 sec. leaving the Lake a distance of 150.29 feet to the point of beginning. Also, a 30 foot easement for the purpose of ingress, egress and utilities, between the above described property and the public road. LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level. Being situated in Shelby County, Alabama.

C. SPECIAL EXCEPTIONS:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel ID: 58-33-7-36-0-001-006 and 58-33-7-35-0-001-001. Taxes for 1982 were paid in the amount of \$1.20 and \$3.85, respectively.
2. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 344 Page 700 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 341 Page 758 in Probate Office.
4. Restriction, covenants, condition and rights imposed on subject property by V. H. Bragg and Thelma Bragg.
5. Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 Page 369.
6. Subject to rights of others to use easements for ingress and egress.
7. Transmission Line Permits granted to Alabama Power Company.
8. Subject to reservation rights, terms, conditions, and easements set out in deed from Alabama Power Company as recorded in Deed Book 333 Page 606.
9. Restriction as to the use of the land lying between 397 and 399 feet above the mean sea level as contained in deed recorded in Deed Book 242 Page 369.

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

1983 JUN 27 AM 10:26

Deed Tax \$35.00
Rec 3.00
Paid 1.00
39.00