

Prepared by:
Michael R. O'Donnell, Attorney
1015 First Alabama Bank Building
Birmingham, Alabama 35203

Send tax notice to:
Walter L. Howard
2634 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA,

SHELBY COUNTY.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Eighteen Thousand Eighty Dollars (\$18,080) to the undersigned Grantors, Clarence E. Mayfield and wife, Vera J. Mayfield, in hand paid by the Grantees, Walter L. Howard, Jr., and Wiley B. Howard, the receipt whereof is hereby acknowledged, said Grantors do grant, bargain, sell and convey unto the said Walter L. Howard, Jr., an undivided one-half interest and wife, Wiley B. Howard an undivided one-half interest in the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the S.W. 1/4 of the N.W. 1/4, Section 15, T.S. 19S, R2W and the S.E. 1/4 of the N.E. 1/4, Section 16, T.S. 19S, R2W, Shelby County, Alabama and more particularly described as follows:

Commence at the northeast corner of the Southeast quarter of the Northeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, thence turn an angle of 45 degrees 33 minutes 20 seconds to the right from the Section line Southerly and run thence Southwesterly 371.78' to the point of beginning of the property being described, thence continue along last described course a distance of 73.0' to a point, thence turn an angle of 96 degrees 36 minutes 20 seconds to the left and run Southeasterly 328.45' to a point, thence turn an angle of 65 degrees 48 minutes 20 seconds to the right and run Southwesterly a distance of 219.82' to a point, thence turn an angle of 42 degrees 35 minutes 40 seconds to the left and run Southeasterly a distance of 156.40' to a point on the North right of way line of Valleydale Road, thence turn an angle of 90 degrees 22 minutes 40 seconds to the left and run Northeasterly along the said North right of way line of said road a distance of 121.26' to a point, thence turn an angle of 62 degrees 18 minutes 30 seconds to the left and run Northerly a distance of 172.88' to a point, thence turn an angle of 52 degrees 17 minutes 20 seconds to the right and run Northeasterly a distance of 106.22' to a point, thence turn an angle of 38 degrees 11 minutes 20 seconds to the right and run Easterly a distance of 96.40' to a point, thence turn an angle of 148 degrees 12 minutes 50 seconds to the left and run Northwesterly a distance of 594.56' to the point of beginning, containing 2.26 acres and subject to any and all agreements, easements, restrictions and/or limitations of probated record.

Subject to:

1. Taxes due in the year 1984, a lien, but not due and payable until October 1, 1984.
2. Title to minerals underlying said property and mining rights and privileges thereto belonging; provided, however, said Grantors hereby quit claim, assign and set over unto said Grantees all of their right, title and interest in and to any minerals underlying said property.

4. Right of way to Shelby County recorded in the Probate Office of Shelby County, Alabama, in Deed Book 177, Page 40.
5. Transmission line permit to Alabama Power Company dated January 24, 1956, and recorded in Deed Book 179, Page 370.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, and for their heirs, executors, administrators, and assigns, covenant with said Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said Premises, that the Premises are free from all encumbrances except as hereinabove stated; that they have good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend title to said Premises to the said Grantees, their heirs, executors, administrators and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors, Clarence E. Mayfield and wife, Vera J. Mayfield, have caused this instrument to be executed on this 1st day of June, 1984.

Clarence E. Mayfield
Clarence C. Mayfield

Vera J. Mayfield
Vera J. Mayfield

STATE OF ALABAMA,

JEFFERSON COUNTY.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clarence E. Mayfield and wife, Vera J. Mayfield, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily.

Given under my hand and seal this 1st day of June, 1984.

Michael R. O'Brien
Notary Public

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

1984 JUN 20 PM 3:34

Thomas J. Harrison
JUDGE OF PROBATE

Deed Tax 18.50
Rec 3.00
Jud 1.00
22.50

BOOK 356 PAGE 646