

(Name) Dwight Ferrell Howard
 Route 1, Box 38
 (Address) Vandiver, Ala. 35176

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE & AFFECTION AND THE SUM OF ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

✓ Mignon Howard, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my son,

Dwight Ferrell Howard

(herein referred to as grantee, whether one or more), the following described real estate, situated in
 Shelby County, Alabama, to-wit:

Beginning at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 18, Range 1 East, thence 254 feet East to the starting point of the following described lot; thence in a Southerly direction 309 feet to the Montevallo Road; thence along said road in a Northeasterly direction 130 feet; thence Northerly 193 feet; thence West 203 feet to the starting point and being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 18, Range 1 East.

Also begin at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and running East 225 feet to the starting point of the lot herein described, thence East 300 feet to the intersection of the Montevallo Road; thence in a Southwesterly direction along said road 300 feet; thence in a Northwesterly direction 193 feet to the starting point, containing five-eighths of an acre, more or less, and being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 18, Range 1 East.

Subject to a life interest and estate which is reserved by the grantor, Mignon Howard, for and during the term of her natural life.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 10th day of August, 1984.

Deed tax 50
 Rec. 2.50
 Ord. 1.00
40.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 1984 AUG 10 PM 2:28
 [Signature]
 JUDGE OF PROBATE

Mignon Howard (Seal)
 (Mignon Howard)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA
 Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mignon Howard, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, A. D., 1984.

Rt. 1 Box 37
Vandiver, Ala. 35176

[Signature] Public.