

This instrument was prepared by

(Name) J. Richard Duke of Sadler, Sullivan, Sharp & Stutts, P.C.

(Address) 1100 First National-Southern Natural Building, Birmingham, Alabama 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DAN L. HOWARD and wife, PATRICIA G. HOWARD (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DAN L. HOWARD. DAN L. HOWARD, with his wife's consent, then grants, bargains, sells and conveys to ~~herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto~~ DAN L. HOWARD and PATRICIA G. HOWARD, Trustees of the DAN L. HOWARD IRREVOCABLE TRUST executed the 14th day of March, 1985

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

See attached Exhibit A

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 GRANTEES, their heirs and assigns, that ~~I~~(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, have hereunto set our hands(s) and seal(s), this 14th day of March 85, 1985.

Martha Grace Cottingham (Seal)
Martha Grace Cottingham (Seal)
(Seal)

Dan L. Howard (Seal)
Dan L. Howard
Patricia G. Howard (Seal)
Patricia G. Howard
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Jerry M. Killingsworth, a Notary Public in and for said County, in said State, hereby certify that Dan L. Howard and wife, Patricia G. Howard, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, they being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

My hand and official seal this 14th day of March, A. D., 1985

NOTARY PUBLIC
STATE OF ALABAMA

RE: Box 244
Brierfield, AL 35035

Jerry M. Killingsworth
Notary Public
My Commission expires: 6/20/88

EXHIBIT A

TRACT A: Begin at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, and go westward along the Northern boundary of same 200.0 feet to the point of beginning; thence turn an angle of 92 deg. 13 min. to left and run Southerly a distance of 277.97 feet to a point; thence turn an angle of 91 deg. 45 min. to right and run a distance of 331.50 feet; thence turn an angle of 90 deg. to right and run Northerly 284.37 feet to a point on the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the right and run Easterly along the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 325.95 feet to point of beginning.

TRACT B: For point of beginning commence at the SE corner of Lot 19 of Bridlewood Forest Subdivision as shown by map recorded in the Probate Records of Shelby County, Alabama, in Map Book 5, page 52; thence run in an easterly direction along the Northern boundary of Olverland Road a distance of 335 feet to a point; which said point is located on an extension of the Westernmost right-of-way of Comanche Road as now staked for construction; thence turn to the left and run in a Northerly direction along the western boundary of said Comanche Road a distance of 277.20 feet to a point; thence turn to the left and run in a westerly direction a distance of 331.50 feet to a point on the eastern boundary of Lot 17 as shown on said subdivision of Bridlewood Forest, which said point is 270.44 feet north of the point of beginning; thence turn to the left and run in a southerly direction along the eastern boundary of Lots 17, 18 and 19 of said Bridlewood Forest a distance of 270.44 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West. EXCEPT street right-of-way.

Subject to transmission line permit and road rights of way of record.

The above described land is subject to the following described mortgages:

1. That certain mortgage to the United States of America executed by Borinquen Farm, Inc. dated August 14, 1970, and recorded in Mortgage Book 314, page 531, in the Office of the Judge of Probate of Shelby County, Alabama:
2. That certain mortgage to the United States of America executed by Borinquen Farm, Inc. dated August 6, 1971, and recorded in Mortgage Book 318, page 441, in the Office of the Judge of Probate of Shelby County, Alabama:

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgages.

3. That certain mortgage with the Farmers Home Administration.

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

1985 MAR 14 PM 12:26

F. Roman A. Anderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		400.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL		\$406.00

BOOK 020 PAGE 867