

Mantle Address
At - 1 Bp 915A
Ludo, Ala.

THIS INSTRUMENT PREPARED BY:

PREFERRED RESEARCH, INC. (BIRMINGHAM)
P.O. BOX 2652
BIRMINGHAM, ALABAMA 35202

1027
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of TEN DOLLARS (\$10.00) and other considerations DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

WILLIAM E. HOWARD, NELDA J. HOWARD, JOEY G. HOWARD and MELANIE J. HOWARD (herein referred to as grantors) do grant, bargain, sell and convey unto

KEITH E. BARNES AND WIFE, MELANIE J. BARNES

(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:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence right 99°33'21", 854.77 feet to the south right of way of Highway #41 for a point of beginning. Thence, right 59°27'51" 200 feet; thence right 90°, 201.6 feet to the center of the creek. Thence right 96°11'07" 201.17 feet; thence, right 83°48'53", 179.93 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the SE¼ of SW¼ Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT: From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along Section line 3,960.25 feet; thence right 99°33'21", 864.77 feet to the South right of way of Highway #41 for a point of beginning. Thence, right 59°27'51", 80 feet; thence right 90°, 188.6 feet; thence right 96°11'07", 80.47 feet; thence right 83°48'53", 179.93 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the SE¼ of the SW¼ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama. Mineral and mining rights excepted.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 MAR 19 PM 3:47

Judge of Probate

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 7.00
TOTAL 6.00

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:

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 and seal, this 14th day of March, 1986.

WITNESS:
Ronald E. Davis

Melanie J. Howard
WILLIAM E. HOWARD
NELDA J. HOWARD
JOEY G. HOWARD

State of ALABAMA

Jefferson
COUNTY

General Acknowledgement

I, the undersigned hereby certify that William E. Howard, Nelda J. Howard, Joey G. Howard, Melanie J. Howard whose names 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 March

PREFERRED RESEARCH, INC.

P.O. BOX 2652

BIRMINGHAM, AL 35202

FORM NATC-3

Notary Public