

SEND TAX NOTICE TO:

(Name) Dan L. Howard
 Route 1 Box 244
 (Address) Brierfield AL 35035

This instrument was prepared by

(Name) ✓ Mitchell A. Spears
 P.O. Box 91
 (Address) Montevallo AL 35115

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100----- DOLLARS
 (\$19,319.47 of said consideration is an assumption of existing first mortgage),
 to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Michael B. Eberdt and wife, Sherri W. Eberdt

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

Dan L. Howard and wife, Patricia A. Howard

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

A part of Lot No. 1, of Survey of Wilson Subdivision No. 1, in the corporate limits of Montevallo, as recorded in Map Book 3 page 62, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, said commencing point being the center of said Section; thence North 1 deg. 55 min. West along quarter line a distance of 838.6 feet to a point 30 feet from the center of Alabama State Highway 25; thence North 85 degrees 50 min. West along line 30 feet from and parallel to said center line a distance of 419.0 feet to the point of beginning; thence continuing North 85 deg. 50 min. West along said parallel line a distance of 100.0 feet to an iron pin on the East boundary of Wilson Drive; thence South 4 deg. 11 min. East along said East boundary a distance of 146.0 feet to an iron pin; thence North 85 deg. 49 min. East a distance of 100.00 feet to an iron pin; thence North 4 deg. 08 min. West a distance of 132.82 feet to an iron pin and the point of beginning; being situated in Shelby County, Alabama.

Grantee herein assumes that certain mortgage to Glennie Dee Clark dated August 20, 1982, duly executed by Curt B. Reamer and Michael B. Eberdt, and recorded at Mortgage Book 422, Page 811, Office of the Probate Judge, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
 INSTRUMENT WAS FILED

1986 MAY 29 AM 11:54

Michael B. Eberdt, Jr.
 TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 24th

day of May 1. Deed Tax \$ 19.86
 WITNESS: A. S. 2. Mtg. Tax 13.50
 NOTARY PUBLIC 3. Recording Fee 2.50 (Seal)
 4. Indexing Fee 1.00 (Seal)
 TOTAL 17.00 (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Eberdt and Sherri W. Eberdt 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 24th day of May A. D. 1986

Mitchell A. Spears

Notary Public