

This instrument was prepared by 299
(Name) Thomas L. Foster, Attorney
(Address) 1201 No. 19th St. B'ham, Al. 35234

Send Tax Notice To: Mr Mrs. T.G. Howard
name
4960 Susset Rd
address
B'ham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Hundred Fifty and no/100--- (\$150,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John F. Blair, a married man doing business as Woodcraft & Design Company
(herein referred to as grantors) do grant, bargain, sell and convey unto

T. G. Howard and Susan S. Howard

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 42, according to the Map and Survey of Southern Pines, 5th Sector, as recorded in Map Book 9, page 106, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

\$135,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

John F. Blair is the sole owner and proprietor of Woodcraft & Design Company and the subject property is not his homestead.

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TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, 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, I have hereunto set my hand(s) and seal(s), this 13th day of June, 19 86
JOHN F. BLAIR, DBA WOODCRAFT & DESIGN CO.

WITNESS:
Deed TAX 15.00
Rec 2.50
Jud 1.00
18.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1986 JUL -3 PM 12:17 (Seal)
JUDGE OF PROBATE (Seal)

John F. Blair (Seal)
John F. Blair, dba Woodcraft & Design Company (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Blair a married man, dba Woodcraft & Design Company 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, A. D. 19 86

[Signature]
Notary Public.