

SEND TAX NOTICE TO:

W. Andrew Howell and wife,
(Name) Linda S. Howell
2956 Riverwood Terrace
(Address) Birmingham, Alabama 35243

This instrument was prepared by

Charles A. J. Beavers, Jr.
(Name) Bradley, Arant, Rose & White
1400 Park Place Tower
(Address) Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, Gibson-Anderson-Evins, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto W. Andrew Howell and wife, Linda S. Howell,

(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 D, Block 8, according to the Amended Map of Riverwood, Third Sector,
as recorded in Map Book 8, Page 103, in the Probate Office of Shelby
County, Alabama, together with an undivided 1/106 interest in the common area as
set forth in Declaration recorded in Misc. Vol. 39, Page 880 in said Probate Office.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1987.
2. 25 foot building line as shown by recorded map.
3. 20 foot easement thru lot; 10 foot easement on rear as shown by recorded map.
4. Restrictions appearing of record in Misc. Vol. 39, Page 880 and Misc. Vol. 48, Page 281, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Volume 48, Page 278, in said Probate Office.
6. Right of way with South Central Bell recorded in Volume 342, Page 272 and Volume 334, Page 207 in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 346, in the Probate Office of Shelby County, Alabama.

(\$32,178.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 AUG 31 AM 9:41

1. Deed Tax \$ 28.00
2. Mtg. Tax 0.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 31.50

TO HAVE AND TO HOLD with 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, L.S. Evins, III,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August, 19 87.

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned,
State, hereby certify that L.S. Evins, III,

whose name as President of Gibson-Anderson-Evins, Inc.,
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28th

day of

August,

1987.