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SEND TAX NOTICE TO:

(Name) ☒ Ervin Howard  
P. O. Box 5  
(Address) Vandiver, AL 35176

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law  
(Address) P. O. Box 822, Columbiana, AL 35051

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 ONE THOUSAND and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SHARON E. MORTON, an unremarried widow

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

☒ ERVIN HOWARD and wife, SULA ALLENE 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:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION.

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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 8<sup>th</sup> day of January, 19 88

WITNESS:

\_\_\_\_\_(Seal) Sharon E. Morton (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon E. Morton, an unremarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of January, A. D. 1988

LEGAL DESCRIPTION:

The East 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 12, Township 18, Range 1 East; ALSO, the South 1/2 of the East 1/2 of the NE 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of Section 12, Township 18, Range 1 East, LESS AND EXCEPT the following described property:

TRACT I: Commence at the NE corner of the East 1/2 of the North 1/2 of the SE 1/4 of NW 1/4 of Section 12, Township 18 South, Range 1 East; thence South along the East line of said 1/4-1/4 section 100.00 feet to the point of beginning of tract herein described; thence 90 deg. 02 min. 15 sec. to the right in a Westerly direction 332.59 feet; thence 90 deg. 03 min. to the left 292.92 feet; thence 90 deg. 03 min. to the right 332.59 feet to the West line of said East 1/2; thence 89 deg. 56 min. to the right 64.31 feet; thence 89 deg. 56 min. to the left 332.61 feet; thence 90 deg. 04 min. 30 sec. to the left 164.31 feet; thence 89 deg. 55 min. 30 sec. to the left 997.69 feet to the East line of said East 1/2; thence 90 deg. 02 min. to the left 392.92 feet to the point of beginning. Containing 5.016 acres. Situated in a part of the East 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4, and all of the North 1/2 of the South 1/2 of East 1/2 of NE 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of Section 12, Township 18 South, Range 1 East.

TRACT II: Begin at the NE corner of the East 1/2 of North 1/2 of SE 1/4 of NW 1/4 of Section 12, Township 18 South, Range 1 East; thence South along the East line of said 1/4-1/4 section 100.00 feet; thence 90 deg. 02 min. 15 sec. to the right 332.59 feet; thence 90 deg. 03 min. to the left 292.92 feet; thence 90 deg. 03 min. to the right 332.59 feet to the West line of said East 1/2; thence 89 deg. 56 min. to the right 392.92 feet to the NW corner of said East 1/2; thence 90 deg. 04 min. to the right 665.38 feet to the point of beginning. Containing 3.763 acres. Situated in a part of the East 1/2 of North 1/2 of SE 1/4 of NW 1/4 of Section 12, Township 18 South, Range 1 East.

Situated in Shelby County, Alabama.

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

88 JAN -8 AM 11:50

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	7.00