

This instrument was prepared by

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SEND TAX NOTICE TO:

Mr. and Mrs. ~~James~~ L. Wilson
2808 3rd St NW
Bham, AL 35215

(Name) TRAWICK & EASON, Attorneys
2244 Center Point Road, Suite 101
(Address) Birmingham, Alabama 35215

"TITLE NOT EXAMINED"

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

500⁰⁰
DOLLARS

That in consideration of TEN AND NO/100THS (\$10.00)
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ETHEL HOWARD, unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto
FRANCES H. WILSON and husband, JAMES L. WILSON

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

Shelby County, Alabama to-wit:

TRACT D: Commence at the N.W. Corner of the S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 11, Township 18, South Range 1, East, thence South along the West line of said East $\frac{1}{2}$ 1365.09 ft. to the point of beginning, thence continue along the last named course 557.15 ft. thence 90°00' to the left East 792.00 ft. thence 90°00' left North 557.15 ft. thence 90°00' left West 792.00 ft. to the West line of said East $\frac{1}{2}$ and the point of beginning. (except a 10.00 ft. Easement off the East end)

Grantor does reserve unto herself, her heirs and assigns a non-exclusive 10 ft. easement for ingress and egress and utilities across the east boundary of said property.

Grantor does also grant a non-exclusive easement for ingress and egress and utilities reserved in Real Volume 182, page 817 of the Probate Office of Shelby County, Alabama. Said easement to run with the land.

Subject to existing easements, restrictions and reservations of record, if any.

Ethel Howard is the surviving wife of W. F. Howard, the said W. F. Howard having died November 17, 1986, in Shelby County, Alabama.

In the event of the subsequent sale of this property, my other children and their spouses shall have the right of first refusal to purchase said property.

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 30th

day of April 1988

WITNESS:

I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAY 10 PM 2:36

(Seal)

Ethel Howard (Seal)
ETHEL HOWARD

(Seal)

(Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ETHEL HOWARD, unmarried is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April A. D., 1988

Donald J. Trawick
Notary Public