

This instrument was prepared by

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SEND TAX NOTICE TO:

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

✓ Mr. & Mrs. Hubert A. Howard
2316 4th Place NE
B'ham, Al 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

That in consideration of TEN AND NO/100THS (\$10.00) ^{580.00} DOLLARS
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

HUBERT A. HOWARD and wife, DORTHY R. 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:

TRACT A: 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 605.00 ft. thence 90°00' to the left East 420.00 ft. to the point of beginning, thence 90°00' left North 570.81 ft. to the Southerly right of way line of County Road #50, thence 75°52' to the right Northeast along said right of way 326.13 ft. to the point of a curve to the right having a central angle of 4°04' a radius of 818.65 ft. thence along the arc of said curve 58.12 ft. thence South and parallel to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 665.51 ft. thence 90°00' right West 372.00 ft. to the point of beginning.

TRACT B: 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 same 605.00 ft. thence 90°00' left East 30.40 ft. to the East right of way line of County Road #50 and the point of beginning, thence continue along the last named course 761.60 ft. thence 90°00' right South 200.0 ft. thence 90°00' right West 765.92 ft. to the East right of way line of said road, said point being on a curve to the left having a Central angle of 10°00' a radius of 1183.00 ft. thence North along the Arc of said Curve 140.99 ft. to the point of Tangent, thence North along said Tangent 59.01 ft. to the point of beginning.

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, 19 88.

WITNESS:

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

88 MAY 18 PM 2:35

STATE OF ALABAMA
JEFFERSON COUNTY

JUDGE OF PROBATE

Seal Tax .50
Rec. 2.50
1.00
4.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ETHEL HOWARD, unmarried 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 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., 19 88

Ronald T. Trawick
Notary Public