

This instrument was prepared by:  
(Name) Courtney H. Mason, Jr., P.A.  
(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

*SH*

Send Tax Notice to:  
(Name) JIMMIE HOWARD  
(Address) P. O. Box 470  
WILSONVILLE, AL. 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ~~Fifty Thousand and no/100ths~~ ----- \$50,000.00 ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rose Mary Chambers, a single individual  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thad Jimmie Howard and wife, Jane E. Howard  
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Weatherly Subdivision as recorded in Map Book 13 page 1 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 45,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 256 PAGE 46

1. Deed Tax -----	\$ <u>5.00</u>
2. Mtg. Tax -----	\$ <u>      </u>
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>      </u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
<b>Total -----</b>	<b>\$ <u>11.50</u></b>

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 4<sup>th</sup> day of August, 19 89

STATE OF ALA. SHELBY CO.  
WITNESS I CERTIFY THIS INSTRUMENT WAS FILED  
89 SEP 13 AM 8:52 (Seal)  
       (Seal)  
       (Seal)  
JUDGE OF PROBATE

Rose Mary Chambers (Seal)  
Rose Mary Chambers (Seal)  
       (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } **General Acknowledgment**

I,        the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rose Mary Chambers, a single individual 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 4<sup>th</sup> day of August A.D., 19 89

       9/91