

1274

Mortgage Tax is being paid on Mortgage recorded simultaneously herewith.

SEND TAX NOTICE TO:

(Name) James D. Howard

(Address) 518 Lucas Lane, Maylene, AL 35114

This instrument was prepared by:

Thurs. Mike E. Schreeder Attorney
Post Office Box 822
Columbiana, Alabama 35051

Form 1-17 Rev. 5/82 CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Twenty-Nine Thousand, Seven Hundred Eighty and 56/100(\$29,780.56) DOLLARS

to the undersigned grantor, Central State Bank, an Alabama banking corporation 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 James D. Howard and wife, Brenda S. 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:

A parcel of land in the N 1/2 of the SW 1/4, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
From the SW corner of the NE 1/4 of SW 1/4, run North along the 1/4-1/4 line 104.44 feet; thence run South 87 degrees 23 minutes East 52.92 feet to a point on the West margin of a public chert road; thence run along said road margin North 13 degrees 14 minutes West 151.04 feet to the beginning point of subject lot; from said point, continue along said road margin North 03 degrees 15 minutes West 184 feet; thence run South 86 degrees 32 minutes West 474 feet; thence run South 03 degrees 15 minutes East 184 feet; thence run North 86 degrees 32 minutes East 474 feet back to the beginning point; being situated in Shelby County, Alabama.
Minerals and mining rights excepted.

Subject to taxes for 1990 and subsequent years. Also subject to all statutory rights of redemption from the foreclosure of that certain mortgage recorded in Mortgage Book 442, Page 696, from James B. Wright and Susan D. Wright, to Central State Bank, said foreclosure being evidenced by that certain foreclosure deed dated June 15, 1990, recorded in Real REcord 297, Page 304, in Probate Office of Shelby County, Alabama.

BOOK 301 PAGE 490

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

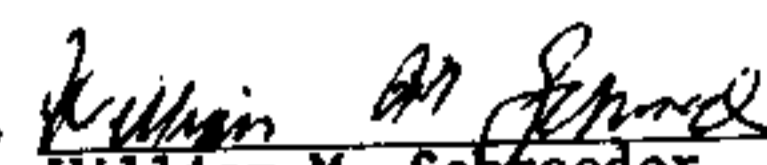
90 JUL 20 PM 2:53

1. Doc. Tax	
2. ...	
3. ...	3.50
4. ...	1.00
5. ...	1.00
6. ...	
Total	7.50

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 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.


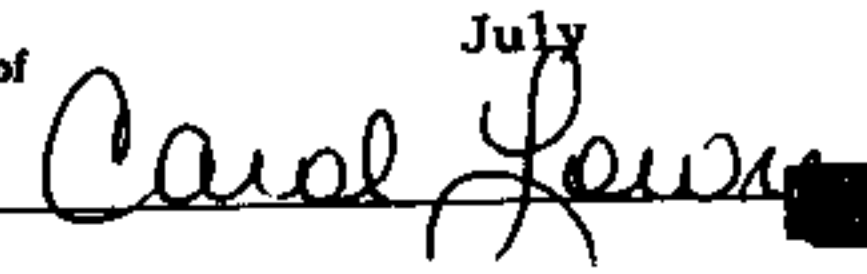
IN WITNESS WHEREOF, the said GRANTOR, by its President, William M. Schroeder, is authorized to execute this conveyance, has hereunto set its signature and seal, this the _____ day of July 19 90

ATTEST: 
Secretary

By 
William M. Schroeder, President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William M. Schroeder whose name as President of Central State Bank 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 19th day of July 19 90.
  Notary Public