

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

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

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Send Tax Notice To: Robert Howard

name 45 Hwy 25 North
address Stewart, AL 35147

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and 00/100 DOLLARS

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

Hugh McClinton and wife, Jessie McClinton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Howard and Nell 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:

Commence, at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 17, Township 19 South, Range 2 East for the Point of Beginning; thence run North 03 degrees 28 minutes 06 seconds East along the West boundary line of said Quarter-Quarter Section for 1320.55 feet to the Northwest corner of said Quarter-Quarter Section; thence run South 86 degrees 30 minutes 19 seconds East along the North boundary line of said Quarter-Quarter Section for 699.84 feet; thence run South 03 degrees 28 minutes 06 seconds West for 1320.41 feet to the South boundary line of said Quarter-Quarter Section; thence run South 86 degrees 30 minutes 58 seconds West for 699.84 feet to the Point of Beginning.

Subject to current taxes, easements, restrictions of mineral and mining rights, and rights of way of record.

I CERTIFY THIS
INSTRUMENT WAS FILED

91 FEB 25 PM 1:31

1. Deed Tax 20.00
2. Mfg Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 0.00
5. Notary Fee 1.00
6. 0.00
Total 23.50

JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 20TH day of February, 19 91

WITNESS:

Lavonia Beavers (Seal)
Jack Lamb (Seal)
E. L. Blackship (Seal)

Hugh McClinton (Seal)
Jessie McClinton (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh McClinton and wife, Jessie McClinton whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20TH day of February A. D., 19 91

Elizabeth M. Walker
MY COMMISSION EXPIRES 8-30-93 Notary Public.