

SEND TAX NOTICE TO:

DONALD REID HOWARD
105 Laird Ave
Hueytown, Al. 35023



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN
118 North 18th Street
(Address) Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$42,500.00) DOLLARS

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

WILLIAM D. MURRAY, a married man, and KENNETH W. BRAST, a married man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

DONALD REID HOWARD and LINDA CAROLE 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:

Lot 12, according to the survey of Shaw Villas, Phase 2, as recorded in Map Book 14, Page 115, in the Probate Office of Shelby County. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT to 1991 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1991;

Public utility easements as shown by recorded plat, including a 5-foot easement on the Northerly side; a 15-foot easement on the Westerly side and an 18 foot general use easement on the Easterly side, including pedestrian access;

Restrictions, covenants and conditions as set out in Real 299, Page 688, amended by Real Vol. 324, page 269 in Probate Office;

Transmission Line Permit(s) in Real 333, page 182 and Real 291, page 1 in said Probate Office;

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 90, Page 63, in Probate Office.

\$34,000.00 secured by mortgage on said property executed simultaneously with the delivery of this deed.

The undersigned William D. Murray and Kenneth W. Brast hereby certify that the above described property does not constitute their homestead, or that of their spouse, as defined by Code Section 6-10-2, Code of Alabama, 1975.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 16th

day of August, 19 91

WITNESS:

850
250
300
100
15.00

91 AUG 20 AM 11:20

(Seal)

William D. Murray

(Seal)

(Seal)

Kenneth W. Brast

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William D. Murray and Kenneth W. Brast 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 16th day of August, A.D., 19 91

MY COMMISSION EXPIRES: 1/22/92

Brenda R. Fitts

Notary Public

BOOK 359 PAGE 634

POST OFFICE BOX 237 BESSEMER, ALABAMA 35021