

STATE OF ALABAMA }  
SHELBY COUNTY }

SEND TAX NOTICE TO:

Gerald A. Templeton  
5100 Old Mill Court  
Indian Springs Village, AL  
35124

CONSIDERATION \$126,500.00

FIRST MORTGAGE \$120,150.00

KNOW ALL MEN BY THESE PRESENTS: That we,

Stephen Lavon Howell and Cheryl Bru Howell,

Husband and Wife,

for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

Gerald A. Templeton and wife, Phyllis Templeton

the following described real estate, to-wit:

Lot 1, according to the Survey of Old Mill Trace, Third Sector, as recorded in Map Book 9, page 127, in the Office of the Judge of Shelby County, Alabama.

This conveyance is subject to ad valorem taxes for the current year; all easements, restrictive covenants, reservations and rights of way appearing of record affecting the subject 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 hereinh 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.

TO HAVE AND TO HOLD unto the said Grantee(s) (his)(her)(their) heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee(s), (his)(her)(their) heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee(s) (his)(her)(their) heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 28<sup>th</sup> day of October, 1991.

Stephen Lavon Howell (SEAL)  
Stephen Lavon Howell

Cheryl Bru Howell (SEAL)  
Cheryl Bru Howell

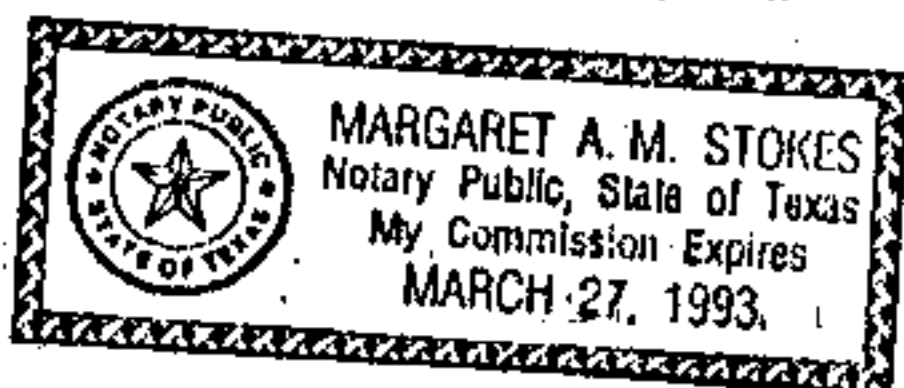
Porterfield

Texas  
STATE OF ALABAMA  
DALLAS COUNTY

I, Margaret A. M. Stokes, a Notary Public in  
and for said State and County, hereby certify that

Stephen Lavon Howell and Cheryl Bru Howell, whose names 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 seal on the 28 day of October  
1991.



Margaret A. M. Stokes  
Notary Public

1. Deed Tax	\$ 6.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 7.00
Total	\$ 21.50

BOOK 371 PAGE 764

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

91 NOV -5 2:14

James C. Snowling  
JUDGE OF PROBATE

371-764-103  
10031

PORTERFIELD, HARPER & MILLS, P.A.  
#2 OFFICE PARK CIRCLE, SUITE 1  
POST OFFICE BOX 530790  
BIRMINGHAM, ALABAMA  
35253-0790