

This form furnished by:

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This instrument was prepared by:

(Name) Charles L. Kerr, Attorney
(Address) 117 9th Street NE
Leeds, Ala. 35094

Send Tax Notice to:

(Name) Mr. & Mrs. Harold C. Howard
(Address) 1247 OLD OAK CIRCLE
BIRHAM, ALA., 35235

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

500⁰⁰

That in consideration of --- TEN AND NO/100THS (\$10.00) --- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bernie E. Howard and wife, Sue Howard
(herein referred to as grantors) do grant, bargain, sell and convey unto
Harold C. Howard and Robbie J. 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, the following described real estate situated in Shelby County, Alabama to-wit:

Tract C: Commence at the N.W. Corner of the S.W. 1/4 of N.E. 1/4 of Section 11, Township 18, South Range 1, East, thence South along the West line of same 1365.09 ft. to the point of beginning, thence 90°00' to the left East 792.00 ft. thence 90°00' left North 560.09 ft. thence 90°00' left West 765.92 ft. to the East right-of-way line of County Road #50, said point being on a Curve to the right having a Central angle of 10°00' a radius of 1183.00 ft. thence along the Arc of said Curve southwest 65.48 ft. to the point of Tangent thence along said tangent 115.30 ft. to the West line of said 1/4-1/4 Section, thence South along said West line 381.42 ft. to the point of beginning, (except a 10.00 ft. Easement off the North and East line of said property).

Grantor does reserve unto herself, her heirs and assigns a non-exclusive 10 ft. easement for ingress and egress and utilities across the north boundary and east boundary of said property. Said easement to run with the land.

Subject to existing easements, restrictions and reservations of record, if any.

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

91 DEC 27 PM 1:35

JUDGE OF PROBATE

1. Deed Tax	\$.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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.

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, we have hereunto set our hand(s) and seal(s), this 21st day of December, 1990

WITNESS

(Seal)

Bernie E. Howard (Seal)

(Seal)

Sue Howard (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bernie E. Howard & wife, Sue Howard

whose name 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 26 day of November A.D., 1991

3-94

Francis H. Kil

My Commission Expires:

Notary Public