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This instrument was prepared by:

(Name) Joel C. Watson, Attorney at Law
(Address) P.O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:

(Name) Jimmy/Shirley Ann Abbott
(Address) P. O. Box 428
Harpersville, Ala. 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100 (\$9,500.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Anthony G. Howard and wife, Bonnie E. Howard, (herein referred to as grantors) do grant, bargain, sell and convey unto Jimmy Aaron Abbott and Shirley Ann Abbott (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:

Lot 2, according to subdivision of Vincent Estates, as recorded in Map Book 8, Page 144, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

\$1,713.00 of the above consideration was paid by way of second mortgage purchase money to Anthony G. Howard and Bonnie E. Howard, and \$6,287.00 was paid by the assumption of the first mortgage on said property to Thomas Wayne Strickland and Barbara W. Strickland, dated November 18, 1983, in amount of \$10,000.00, and recorded in Mortgage Book 439, Page 434.

04/22/1992-5404
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

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 of 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 OUT hand(s) and seal(s), this 13th day of April, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

Anthony G. Howard
(Anthony G. Howard) (Seal)

Bonnie E. Howard
(Bonnie E. Howard) (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony G. Howard and wife, Bonnie E. Howard, 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 official seal this 13th day of April A.D., 19 92

JANICE E. CULVER

Notary Public, Alabama State at Large
My Commission Expires January 4, 1993.

Janice E. Culver
Notary Public