

CAHABA TITLE, INC
(205) 988-5600

This instrument prepared by:

(Name) B. L. Jefferson

(Address) P.O. Box 493

Alabaster, Alabama - 35007

Send Tax Notice to:

Name: Jasper W. Howard

Address: 195 Highway 209

Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand, Five Hundred and 00/100 (\$19,500) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES HEREIN, the receipt whereof is acknowledged, we,

B. L. Jefferson, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Jasper W. Howard and wife, Patricia A. 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit: Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 9, Township 22, Range 2 West as per deed recorded in deed book 132, page 509 and a Southerly Extension of said line for 210.10 feet; then turn an angle right of 91 degrees and run Westerly for 20 feet to a point on the West right of way of a paved county road also being the point of beginning; continue Westerly for 109 feet; thence turn an angle left of 91 degrees and run Southerly for 105.10 feet; thence turn an angle left of 89 degrees and run Easterly for 190 feet to a point on said paved county road; thence turn an angle left of 91 degrees and run Northerly along said right of way 105.10 feet to the point of beginning.

Said land being in the Southwest Quarter of Section 9, Township 22 South, Range 2 West of the Huntsville Principle Meridian, Shelby County, Alabama.

The property herein conveyed is not the homestead of Grantors, neither is it contiguous nor adjacent thereto.

SUBJECT TO: Mortgage from Grantees to Grantor, executed on even date herewith, in the sum of Nineteen Thousand, Five Hundred and 00/100 DOLLARS, (\$19,500.00)

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, together with every contingent remainder and right of reversion.

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.

07/02/1992-12981
04:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 7.50

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 30 day of June 1992.

WITNESS

_____(Seal) P. Z. [Signature] (Seal)
_____(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 B. L. Jefferson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 30th day of June A.D. 1992

My Commission Expires

1-31-95

Notary Public - Pauline E. Scott