

SEND TAX NOTICE TO:

(Name) Bernis C. Howard, Jr.
2525 6th Way, N.W.
 (Address) Birmingham, AL 35215

This instrument was prepared by

(Name) Bobby J. Hornsby
1920 Old Springville Road, Suite 104
 (Address) Birmingham, AL 35215
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Four Hundred and 00/100 ----- DOLLARS

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

Larry Lane Chapman, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bernis C. Howard, Jr. and wife, Mary Ann 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:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements and restrictions of record.

THIS IS NOT THE HOMEPLACE OF THE GRANTOR.

THIS IS A CASH SALE.

Inst # 1992-23042

10/12/1992-23042
 09:00 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 D02 HCD 28.50

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 herein 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.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11

day of September, 19 92.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Larry Lane Chapman (Seal)
Larry Lane Chapman (Seal)
 _____ (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Lane Chapman, a married man 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 7th day of October, A. D., 19 92

MY COMMISSION EXPIRES AUGUST 29, 1994

Paul B. Parrell
 Notary Public

LEGAL DESCRIPTION

Commence at the southeast corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 south, Range 1 east, Shelby County, Alabama and run thence westerly along the south line of said 1/4-1/4 section a distance of 67.03 feet to a point; thence turn 38 deg. 12 min. 56 sec. right and run northwesterly a distance of 487.93 feet to the point of beginning of the property being described; thence continue along last described course a distance of 150.29 feet to a point; thence turn 78 deg. 16 min. 26 sec. right and run northeasterly a distance of 1,056.88 feet to point; thence turn 156 deg. 43 min. 08 sec. right and run southerly a distance of 619.81 feet to a point; thence turn 34 deg. 01 min. 16 sec. left and run southwesterly a distance of 527.21 feet to the point of beginning; being situated in Shelby County, Alabama.

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