

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Bobby Ray Howard

(Address) 1102 Pine Ave

Leeds Ala 35094

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Gladys Hawkins, a single woman

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

Bobby Ray Howard, Clarence L. Howard, and Larry W. 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 EXHIBIT-A

Inst # 1993-17158

06/14/1993-17158
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

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, she has hereunto set her hand(s) and seal(s), this 14th day of June 19 93

WITNESS:

(Seal)

Gladys Hawkins
Gladys Hawkins

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Gladys Hawkins

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June A. D., 19 93

Michael T. Atchison
Notary Public.

Inst # 1993-17158

EXHIBIT A

From the Southeast corner of the SW1/4 of the SW1/4 of Section 11, Township 18 South, Range 1 East, run Northerly along the East Boundary line of the said SW1/4 of the SW1/4 of Section 11, Township 18S, Range 1 East 849.8 feet; Thence turn an angle of 128 Degrees, 10 minutes to the left and run Southwesterly 310.77 feet to a point on the North Right of Way line of the New Howard Settlement Road for the point of beginning of the land herein described;

Thence turn an angle of 06 degrees, 48 minutes, 20 seconds to the left and run Southwesterly 296.86 feet; Thence turn an angle of 04 degrees, 01 minutes, 20 seconds to the left and continue Southwesterly along the North R.O.W. line of the New Howard Settlement Road 127.37 feet; Thence turn an angle of 122 degrees, 22 minutes to the right and run Northwesterly 197.46 feet; Thence turn an angle of 06 degrees, 22 minutes, 20 seconds to the right and continue Northwesterly 99.83 feet; Thence turn an angle of 83 degrees, 04 minutes, 50 seconds to the right and run Northeasterly 331.54 feet; Thence turn an angle of 76 degrees, 52 minutes, 30 seconds to the left and run Northwesterly 105.37 feet; Thence turn an angle of 166 degrees, 26 minutes to the right and run Southeasterly 193.57 feet, more or less, to the point of beginning.

This land being a part of the SW1/4 of the SW1/4 of Section 11, Township 18 South, Range 1 East, and being 1.625 acres, more or less.

EXCEPTING However, from the above described land the Right of Way of the New Howard Settlement Road as now located.

Beginning at the northeast corner of the SW1/4 of the SW1/4, Sec. 11, Township 18, Range 1 East, running South 600 feet to the Howard road, thence Southwest along said road 296 feet to the starting point of the following described lot; Thence southwest along said road 500 feet; thence northwest 288 feet; thence east 333 feet; thence north 128 feet; thence southeast 216 feet to the starting point, containing two acres more or less, and being a part of the SW1/4 of the SW1/4, Section 11, Township 18, Range 1 East.

Situated in Shelby County, Alabama.

Gladys Hawkins

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