WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of FORTY-FOUR THOUSAND NINE HUNDERD and no/100'S DOLLARS ($44,900.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, DAN L. HOWARD, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto CHARLES E. FRITZ and CARRIE L. FRITZ, (GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION.

$45,623.00 of the above consideration is from a purchase money first mortgage being executed simultaneously herewith.

This property is not the Homestead of the Grantor.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1994 taxes are currently a lien but are not yet due and payable.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, and their assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of January, 1994.

Dan L. Howard
DAN L. HOWARD

STATE OF ALABAMA) JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that DAN L. HOWARD 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 5th day of JANUARY, 1994.

Notary Public: Mark E. Tippins
My commission expires: 7-23-1997

Prepared by: Mark E. Tippins, Attorney 14 Office Park Circle, #105 Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : Charles E. Fritz, 613 9th Court SW, Alabaster, AL 35007.

Inst # 1994-00927

01/10/1994-00927
02:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

Inst # 1994-00927

Lot 103 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Registered Civil Engineer on October 5, 1965 and recorded in Plat Book 5 at Page 10 in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:
Commence at the intersection of the Southerly right of way line of 2nd Place and the Westerly right of way line of Fallon Avenue, said right of way as shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place for 151.00 feet to the point of beginning; thence 91 deg. 24 min. 30 sec. left and run Southwesterly for 85.00 feet; thence 91 deg. 24 min. 30 sec. right and run Northwesterly for 76.00 feet; thence 88 deg. 35 min. 30 sec. right and run Northeasterly for 85.00 feet to a point on the South right of way line of 2nd Place; thence 91 deg. 24 min. 30 sec. right and run Southeasterly along said right of way line of 2nd Place for 76.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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