

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
RAYMOND DOUGLAS HOWARD AND DARLENE HOWARD
7089 Meadowlark Drive
Birmingham, Alabama 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JOHNNY WAYNE DAVIS, A MARRIED MAN, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto RAYMOND DOUGLAS HOWARD AND WIFE, DARLENE HOWARD, (herein referred to as Grantees) as joint tenants 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:

A PART OF LOT 19 ACCORDING TO THE JESSICA INGRAM SURVEY RECORDED IN MAP BOOK 3, PAGE 54 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE RUN WEST ALONG THE SOUTH LOT LINE 1168.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 229.08 FEET TO AN IRON PIN FOUND 2.8 FEET EAST OF THE EAST EDGE OF THE PAVEMENT ON MEADOWLARK DRIVE, THENCE TURN RIGHT 94 DEG. 37 MIN. 55 SEC. AND RUN NORTH 165.00 FEET, THENCE TURN RIGHT 85 DEG. 20 MIN. 39 SEC. AND RUN EAST 246.70 FEET ALONG THE CENTER OF A 30 FOOT EASEMENT; THENCE TURN RIGHT 100 DEG. 40 MIN. 26 SEC. AND RUN SOUTHWEST 167.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.9 ACRE, MORE OR LESS. THE NORTH 15 FEET TO SAID PROPERTY HAS BEEN PREVIOUSLY RESERVED FOR AN EASEMENT.

LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT-OF-WAY OF MEADOWLARK DRIVE.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 1994, which are a lien but not yet due and payable until October 1, 1995.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 142, page 329; Deed 112, page 132 and Deed 112, page 133 in Probate Office.
3. Mineral and mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 327, page 553; Deed 32, page 183 and Deed 140, page 166 in Probate Office.
4. Easement for road right of way, including 15 feet on the Northerly side of property as set out in Deed 339, page 685 in Probate Office.
5. Encroachment of concrete pads into easement and road right of way as set out in survey by Amos Cory, dated 12/22/94.
6. Rights of others to 15 foot easement on the Northerly side of subject property.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HIS SPOUSE.
\$96,000.00 of the hereinabove consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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, together with every contingent remainder and right or reversion.

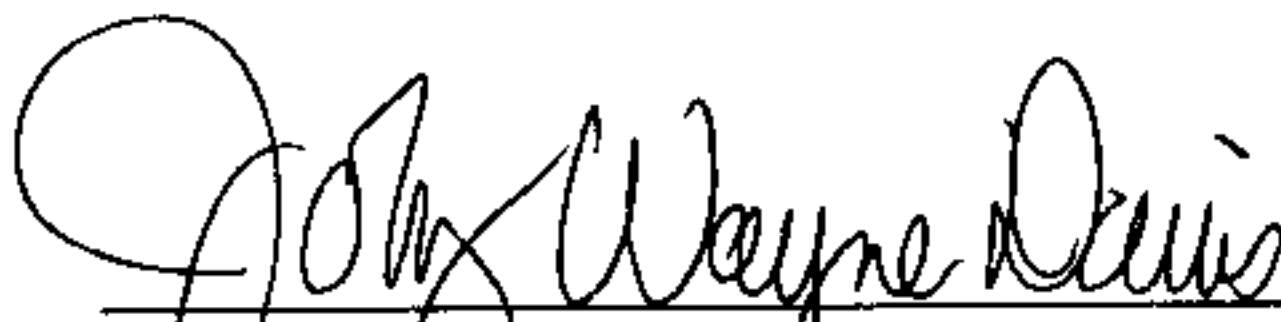
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10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 35.00

Inst # 1995-00662

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and 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, their heirs and 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, 1995.

WITNESS:


JOHNNY WAYNE DAVIS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JOHNNY WAYNE DAVIS, 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 5TH day of JANUARY, 1995.



NOTARY PUBLIC

My Commission Expires: 10/31/95

Inst # 1995-00662

01/09/1995-00662
10:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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