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Central State Bank
P. O. Box 120
Calera, AL 35040

This instrument was prepared by
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ATTORNEY AT LAW
143 Main, P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Gary L. Howard and
(Name) Diana Gonzales Howard
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Sixty Thousand and 00/100, (\$60,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Sidney M. Bird, III and wife, Sheila Bird
(herein referred to as grantors) do grant, bargain, sell and convey unto
Gary L. Howard and wife, Diana Gonzales 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, the following described real estate situated in SHELBY County,
Alabama to-wit:

Lots 8 and 9, Block D, Farris Subdivision, First Addition, as recorded in
Map Book 4 page 20, in the Office of the Judge of Probate of Shelby County,
Alabama.
Less and except a 30 foot strip off the southeasterly side of Lot 8,
Block D, Farris Subdivision, First Addition, as recorded in said Map
Book 4 page 20.
All being situated in Shelby County, Alabama.

08/25/1995-23494
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

SUBJECT TO:

- Property taxes for 1995 and subsequent years.
- Mineral and mining rights are not insured.
- Building setback line and public easements as shown by recorded plat.
- Restrictions, covenants and conditions as set out in instrument(s) recorded
in Deed 165 page 518 in Probate Office.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s)
recorded in Deed 209 page 251 and Deed 167 page 137 in Probate Office.
- Easement(s) to Town of Calera as shown by instrument recorded in Deed 343 page
136 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE, IN FAVOR OF CENTRAL STATE BANK, EXECUTED BY
GRANTEES HEREIN, ON EVEN DATE HERewith, IN THE SUM OF \$60,000.00.

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.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th
day of August, 19 95

WITNESS

(Seal)

(Seal)

(Seal)

Sidney M. Bird, III (Seal)
Sheila Bird (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 Sidney M. Bird, III and wife, Sheila Bird
whose name s are _____ signed to the foregoing conveyance, and who are _____ known to me, acknowledged before me
on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 14th day of August A.D., 19 95

[Signature]
Notary Public

My Commission Expires: