

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) C. D. Howard  
(Address) 2232 CAHABA VALLEY Dr.  
Birmingham, AL 35242**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty Thousand and No/100ths (\$230,000.00) DOLLARS

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

Frank Lane Harwell, Jr., a married man

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

C. D. Howard and Jerry Lucas

(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" FOR LEGAL DESCRIPTION

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Subject to existing easements, rights of way, current taxes, restrictions and setback lines, if any, of record.

\* 1995-29238

10/13/1995-29238  
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 241.00

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 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 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, I have hereunto set my hand(s) and seal(s) this 11<sup>TH</sup> day of October, 19 95.

WITNESS

\_\_\_\_ (Seal)

Frank Lane Harwell, Jr. (Seal)  
\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

STATE OF ~~ALABAMA~~ New YorkWestchester County

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Lane Harwell, Jr., 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11<sup>TH</sup> October, A.D., 19 95

My Commission Expires:

11/26/96  
Notary Public, State of New York  
No. 01MC4974891  
Qualified in Westchester County  
Term Expires November 26, 19 96

Notary Public

Exhibit A

The Northeast 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; Less and except that part of road right of way for Shelby County Highway No. 55; being situated in Shelby County, Alabama.

Also,

A part of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, and run North 00 deg. 08 min. 36 sec. West for 710.00 feet to point of beginning; thence continue North 00 deg. 08 min. 36 sec. West for 618.44 feet to the Northeast corner of said 1/4 1/4 Section; thence South 88 deg. 43 min. 49 sec. West for 1224.11 feet to a point of intersection with the Easterly right of way line of Shelby County Highway No. 55; thence South 27 deg. 41 min. 14 sec. West for 268.85 feet to a point of intersection with the West line of said 1/4 1/4 Section; thence South 01 deg. 19 min. 23 sec. East for 384.40 feet; thence North 88 deg. 43 min. East for 1341.76 feet to point of beginning; being situated in Shelby County, Alabama.

Also,

Begin at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, and run North 88 deg. 43 min. 49 sec. East for 39.07 feet to a point of intersection with the Westerly right of way line of Shelby County Highway No. 55; thence South 27 deg. 41 min. 12 sec. West along said road right of way line for 80.57 feet; thence North 01 deg. 19 min. 23 sec. West for 70.28 feet to point of beginning; being situated in Shelby County, Alabama.

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