

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) 2237 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 One Hundred Fifty-Two Thousand and No/100ths (\$152,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, The Estate of Edith H. Harwell, Deceased, Probate Case No. 149/95 in Talladega County, AL (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:

The Northwest 1/4 of the southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, The Southwest 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Subject property does not constitute the homestead of the grantor herein, as defined by the Code of Alabama.

Inst # 1995-

10/13/1995-29239
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 163.00

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 11th day of October, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Frank Lane Harwell, Jr. (Seal)
Frank Lane Harwell, Jr., as Executor of
the Estate of Edith H. Harwell, deceased (Seal)

(Seal)

STATE OF ALABAMA

County } SEE OVER FOR ACKNOWLEDGMENT
General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____ A.D., 19 _____.

STATE OF NEW YORK
COUNTY OF Westchester

I, the undersigned, a notary public in and for said County in said State, hereby certify that Frank Lane Harwell, Jr., whose name as Executor of the Estate of Edith H. Harwell, deceased, Probate Case No. 149/95 in Talladega County, Alabama, 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, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of October, 1995.


Notary Public
My Commission Expires:

CHRISTINA MCCOY
Notary Public, State of New York
No. 01MC4974891
Qualified in Westchester County
Term Expires November 26, 1996

Inst # 1995-29239

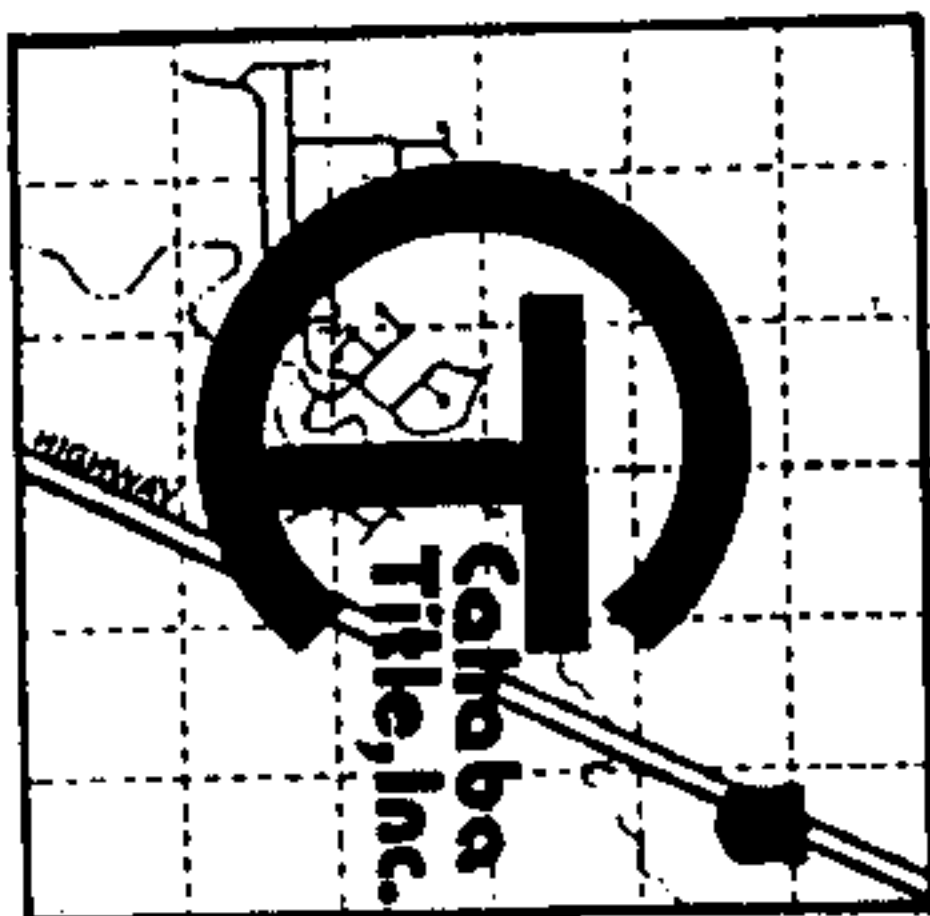
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Return to:

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600

EASTERN OFFICE
1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
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