

Riverchase Office
(205) 988-5600
FAX 988-5905

Send Tax Notice to:

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

(Name) C. D. Howard
(Address) 2232 CANABA 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 Thousand Five Hundred Fifty-Six and No/100ths (\$1,556.00) **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., and the Estate of Edith H. Harwell, deceased, Probate Case No. 149/95 in Talladega County, Alabama (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:

Commence 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; thence South 88 deg. 43 min. West for 1341.76 feet to point of beginning; thence continue South 88 deg. 43 min. West for 177.38 feet to a point of intersection with the Easterly right of way line of Shelby County Highway No. 55, said point being in a curve to the right and having a central angle of 10 deg. 38 min. 46 sec. and a radius of 1625.02 feet; thence North 21 deg. 50 min. 46 sec. East along arc of said curve for 301.94 feet to point of tangent; thence North 27 deg. 41 min. 14 sec. East for 121.28 feet; thence South 01 deg. 19 min. 23 sec. East for 383.40 feet to point of beginning; being situated in Shelby County, Alabama.

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

Inst # 1995-29241

10/13/1995-29241
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

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, we have hereunto set our hand(s) and seal(s) this 11th day of October, 19 95.

WITNESS

_____ (Seal)

_____ (Seal)

(Seal)

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

STATE OF ~~ALABAMA~~ New York

Westchester County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Lane Harwell, Jr., 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 day of October A.D., 1995

My Commission Expires:

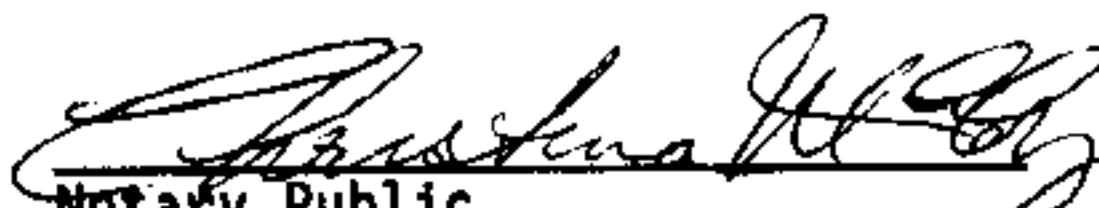
Notary Public

Notary Public

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 4 day of October, 1995.


Notary Public
My Commission Expires: 11/26/96

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

Inst # 1995-29241

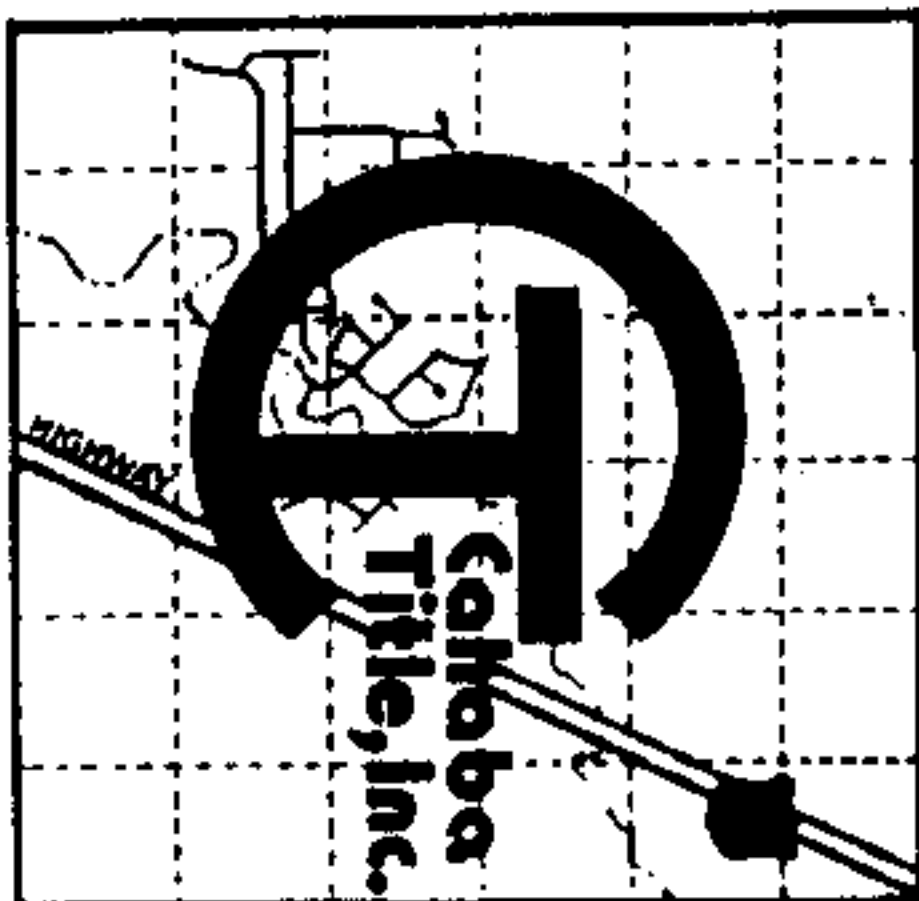
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

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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