

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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FAX 988-5905

This instrument was prepared by:
(Name) Stewart-Davis, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL. 35243

Send Tax Notice to:
(Name) Valerie M. Scales
(Address) 17731 Highway 55
Sterrett, Alabama 35147

WARRANTY DEED

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

That in consideration of THIRTY-FOUR THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100----- DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
J. GARY HOWARD AND WIFE, WANDA B. HOWARD,
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
VALERIE M. SCALES,
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

(\$35,122.00 of the purchase price was paid from a mortgage loan closed simultaneously
with delivery of this deed.)

Inst # 1996-12813

04/19/1996-12813
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th
day of March, 19 96.

(Seal)

(Seal)

(Seal)

J. Gary Howard (Seal)
Wanda B. Howard (Seal)
Wanda B. Howard (Seal)

STATE OF ALABAMA
JEFFERSON County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that J. Gary Howard and wife, Wanda B. Howard, 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 29th day of March, 19 96

2-9-99
My Commission Expires:

Robert D. Davis
Notary Public

Exhibit "A"

A part of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and described as follows: Commence at the NE corner of the NW 1/4 of SW 1/4 of said Section; thence South along the East line of same a distance of 20.00 feet to the point of beginning; thence South 34 degrees 05 minutes East a distance of 309.55 feet to the right of way of a public road; thence South 38 degrees 32 minutes West along said right of way a distance of 103.79 feet; thence South 42 degrees 23 minutes West a distance of 100.19 feet; thence South 47 degrees 46 minutes West a distance of 119.35 feet; thence North 37 degrees 18 minutes West a distance of 250.91 feet; thence North 34 degrees 18 minutes East a distance of 353.74 feet to the point of beginning.

Also an easement off the East end of the Above described property, and described as follows: Commence at the NE corner of the NW 1/4 of the SW 1/4, of said Section 19; thence South along the East line of same 20.00 feet to the point of beginning of Easement; thence South 34 degrees 05 minutes East 309.55 feet to the right of way line of a public road; thence South 38 degrees 32 minutes West along said right of way 53.00 feet; thence North 34 degrees 05 minutes West 45.00 feet; thence North 12 degrees 22 minutes East 28.30 feet; thence North 34 degrees 05 minutes West 249.02 feet; thence North 34 degrees 18 minutes East 32.27 feet to the point of beginning. Situated in Shelby County, Alabama.

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11.00