

Prepared by:

✓ SEND TAX NOTICE TO:
DENNIS E. & LINDA HOWARD
1864 RD. 39
CHELSEA AL 35043

GENERAL WARRANTY DEED

TITLE NOT CHECKED BY PREPARER.
LEGAL SUPPLIED BY GRANTOR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$500.00

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of the sum \$10.00 and other valuable consideration paid to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, EDGAR SMITH (herein referred to as Grantor,), do grant, bargain, sell and convey unto DENNIS E. HOWARD and LINDA HOWARD (herein referred to as Grantees) for and during thier joint lives and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 8 Township 20 South Range 1 West Shelby County, Alabama; thence South 0 degrees 41 minutes 08 seconds East, a distance of 1104.48 feet; thence South 49 degrees 37 minutes 46 seconds East, a distance of 362.45 feet for the POINT OF BEGINNING; thence North 60 degrees 23 minutes 43 seconds East, a distance of 183.51 feet; thence North 12 degrees 06 minutes 56 seconds West, a distance of 418.86 feet; thence South 80 degrees 51 minutes 36 seconds West, a distance of 207.01 feet; thence South 15 degrees 51 minutes 25 seconds East, a distance of 485.79 feet to the POINT OF BEGINNING; said described tract containing 2.0 acres, more or less.

Also a 30 foot wide easement for ingress and egress

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 8 Township 20 South Range 1 West Shelby County, Alabama; thence South 0 degrees 41 minutes 08 seconds East, a distance of 1104.48 feet; thence South 49 degrees 37 minutes 46 seconds East, a distance of 362.45 feet; thence North 60 degrees 23 minutes 43 seconds East, a distance of 183.51 feet; thence North 12 degrees 06 minutes 56 seconds West, a distance of 64.41 feet to the Point of beginning of the Centerline of a 30 foot wide easement thence South 68 degrees 16 minutes 14 seconds East for a distance of 234.0 feet to the North Right of Way Line of Shelby County Road No. 39 for the point of ending.

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 of such survivor forever, together with every contingent remainder and right of reversion.

Inst # 1996-17541

05/30/1996-17541
04:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1996-17541

And I do for myself and for my heirs , executors and administrators ,
covenant with the said Grantee, his , her or their heirs and assigns ,
that I am lawfully seized in fee simple of said premises ; that said
property is free from all encumbrances unless otherwise stated above ;
that I have a good right to sell and convey the same as aforesaid ;
that I will and my heirs , executors and administrators shall warrant
and defend the same to the said Grantee, his, her or their heirs and
assigns forever , against the lawfull claims of all persons.

IN WITNESS WHEREOF , I have hereunto set my hand and seal on this
the 28 day of may , 1996.

Edgar Smith
EDGAR SMITH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I , the undersigned authority, a Notary Public, in and for said
County and State, hereby certify that EDGAR SMITH , whose name is 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 , that he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal , this the 28 day of
May , 1996.

Delphin L. Smith
NOTARY PUBLIC (seal)

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION BEGINS 10/1/97.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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