

This instrument was prepared by:  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:  
(Name) Brenda S. Howard & James D. Howard  
(Address) 1206 1st Avenue West  
Alabaster, AL 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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

That in consideration of Thirty Six Thousand and no/100 (\$36,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
Mavis Sweeney, a single woman  
(herein referred to as grantors), do grant, bargain, sell and convey unto  
Brenda S. Howard and James D. Howard

(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" attached hereto and made a part hereof as if set forth in full herein  
for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

1. Taxes for the year 1996 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

Mavis Sweeney is the surviving grantee of that certain deed recorded in Book 283,  
Page 766; the other grantee, John R. Sweeney, having died on or about the 9th  
day of April, 1982.

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**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 6th  
day of June, 19 96.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Mavis Sweeney (Seal)  
Mavis Sweeney (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that Mavis Sweeney, a single woman, 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,  
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of June, A.D., 19 96.

My Commission Expires:

Notary Public

CSB

Exhibit "A"

Commence at the SE corner of Section 34, Township 20 South, Range 3 West; thence run North along the East line of Section 34 for 261.00 feet to the North right of way of Shelby County Road 44 and the West right of way of 12th Street and the point of beginning; from the point of beginning thus obtained, continue along the last described course along the West right of way of 12th Street for 250.01 feet; thence turn an angle to the left of 90 deg. and run West for 57.97 feet; thence turn an angle to the left of 81 deg. 34 min. 26 sec. and run Southwest for 197.80 feet to a point on the North right of way of Shelby County Road 44; thence turn an angle to the left of 66 deg. 25 min. 08 sec. and run Southeast along the North right of way for 102.54 feet to the point of beginning; being situated in Shelby County, Alabama.

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