

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1318 ALFORD AVENUE SUITE 102
BIRMINGHAM AL 35226

Robert Howard
1332 Willoughby Rd
Vestavia Hills, AL 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Five Thousand and No/100 (\$45,000.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

CHARLES B. HILL, A Married MAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

ROBERT HOWARD AND CAROL A. HOWARD

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

Lot 95, according to the Survey of Weatherly King's Crest, Sector 3, Phase 3, as recorded in Map Book 18, Page 38, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions, and rights-of-way of record.

Subject to ad valorem taxes for the current year and thereafter.

NOTE: This is non-homestead property of the Grantor hereinabove.

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated above; that I (we) have a 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 Grantees, their heirs 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 12th day of July, 1996.

Charles B. Hill
CHARLES B. HILL

07/26/1996-24158
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OUR NO 36.00

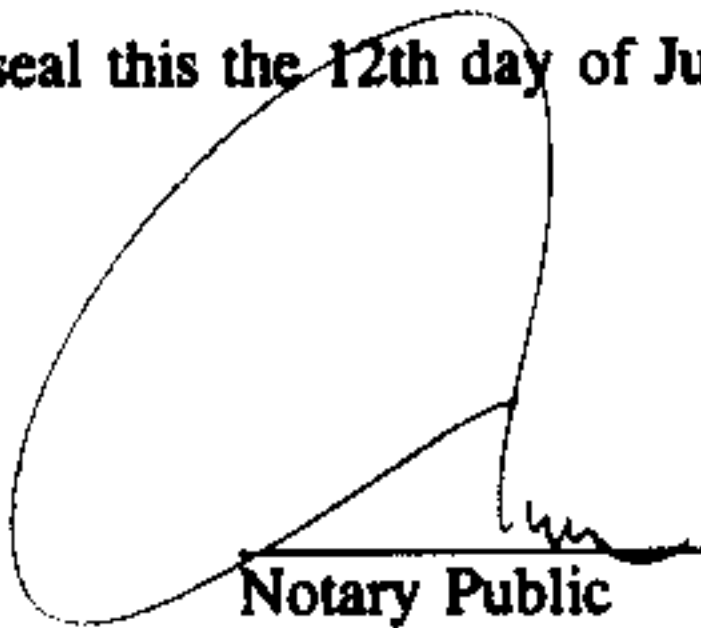
Inst # 1996-24158

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Charles B. Hill**, a Married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12th day of July, 1996.


Notary Public

MY COMMISSION EXPIRES: 2/23/2000

Inst # 1996-24158

07/26/1996-24158
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 56.00