

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thousand Five Hundred and no/100 Dollars (\$100,500.00) and other valuable considerations, to the undersigned grantors, Will W. Howard and wife, Judy F. Howard, in hand paid by Richard A. Landers, Paula D. Landers, Eugene King and Nancy King, the receipt whereof is acknowledged, we the said Will W. Howard and wife, Judy F. Howard, do grant, bargain, sell and convey unto the said Richard A. Landers, Paula D. Landers, Eugene King and Nancy King as successive joint tenants, with right of survivorship as hereinafter set out, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, Block 1, according to the Survey of Amended Map of Plantation South-First Sector as recorded in Map Book 7 page 173, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions, building lines, easements and rights of way of record.

\$98,108.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD UNTO the said Richard A. Landers, Paula D. Landers, Eugene King and Nancy King, as joint tenants, with the right of survivorship, successively, 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), upon the death of any one of said grantees the entire interest in said property shall vest in the survivors, as joint tenants, with right of survivorship, and that upon the death of any of the said survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if no grantee named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except above named, that we have a good right to sell and convey the same as aforesaid; that we will, 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.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1996-33093

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IN WITNESS WHEREOF we have hereunto set our hands and seals on this the
27th day of September, 1996.

Will W. Howard (SEAL)
Will W. Howard
Judy F. Howard (SEAL)
Judy F. Howard

STATE OF ALABAMA

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Will W. Howard and wife, Judy F. Howard, whose names 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 27th day of September, 1996.

[Signature]
Notary Public Larry L. Halcomb
My Commission Expires:
January 23, 1998

Inst # 1996-33093

10/04/1996-33093
12:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.50