

SEND TAX NOTICE TO:

(Name) James B. & Rebecca Howard
217 Shalimar Circle
 (Address) Alabaster, AL 35209

This instrument was prepared by

(Name) Michael J. Romeo, Attorney
15 Office Park Circle, Suite 100
 (Address) Birmingham, AL 35223

FM No. A1C 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of One Hundred Nineteen Thousand Nine Hundred Dollars DOLLARS
 (\$119,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Glen L. Monroe and wife Patricia B. Monroe

(herein referred to as grantor or grant, bargain, sell and convey unto

James B. Howard and wife Rebecca Howard

(herein referred to as GRANTEE) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 29, according to the Map of Shalimar Point, as recorded in Map Book 14, Page 105 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes due and payable Oct. 1, 1996.
2. Building setback line of 35 feet reserved from Shalimar Point as shown by Plat.
3. Public easement as shown by recorded plat, including a 30 foot along the rear of lot.
4. Restrictions, covenants and conditions as set out in Instruments recorded in Real 321, page 878, in Probate Office.
5. Right of Way granted to South Central Bell by Instrument recorded in Deed Book 337, Page 241 in Probate Office.
6. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 337, page 706, in Probate Office.
7. Restrictions, limitations, and conditions, as set out in Map Book 14, page 105.
8. Sewer line easement as reserved in Deed 355 pages 635, 636, and 640 in Probate Office.

THIS DEED IS BEING RE-RECORDED TO ADD A SEPARATE ACKNOWLEDGEMENT FOR GLEN L. MONROE WITH PATRICIA B. MONROE AS ATTORNEY IN FACT. SEE REVERSE.

TO HAVE AND TO HOLD unto the said GRANTEE 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 grantee 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 grantee herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th

day of August, 1996

WITNESS:

(Seal)
 (Seal)
 (Seal)

Glen L. Monroe by and through Patricia B. Monroe, attorney in fact
Glen L. Monroe, Patricia B. Monroe
Glen L. Monroe (Seal)
Patricia B. Monroe (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen L. Monroe and wife Patricia B. Monroe 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 7th day of August, A.D. 1996

Notary Public

Inst # 1996-30024

March 20, 1997
 I certify this to be a true and correct copy
Patricia George Submitter
 Probate Judge
 Shelby County

09/11/1996-30024
 01:35 PM CERTIFIED
 SHELBY COUNTY JUDGE & CLERK
 09/11/96

Inst # 1996-30024

Inst # 1997-14146

05/07/1997-14146
 09:28 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 12.00
 002 HCD

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen L. Monroe, by and through Patricia B. Monroe as Attorney in fact, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 official seal this 7th day of August, 1996.

My Commission Expires:

9/24/1996

Notary Public

Inst # 1997-14146

05/07/1997-14146
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Romeo