

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIVE HUNDRED DOLLARS AND 00 CENTS (US\$500.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Wilburn W. Howard and wife, Laura Nell Howard, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Wilburn W. Howard and wife Laura Nell Howard, (hereinafter referred to as GRANTEEES), for and during their 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 the County of Shelby and State of Alabama, to-wit:

Begin at the NE corner of the NE 1/4 of the SE 1/4, Section 26, Township 20 South, Range 4 West; thence run South along the East line of said NE 1/4 of SE 1/4 a distance of 665.15 feet for point of beginning; thence South along said East line a distance of 100.0 feet; thence turn an angle of 89 degrees 37 1/2 seconds a distance of 218.0 feet; turn right an angle of 90 degrees 30 minutes 22 1/2 seconds a distance of 100 feet; turn right an angle of 89 degrees 29 minutes 37 1/2 seconds a distance of 218.0 feet to point of beginning, being in the NE 1/4 of SE 1/4, Section 26, Township 20 South, Range 4 West, Shelby County, Alabama.

Note: The purpose of this deed is to vest title in Wilburn W. Howard and wife Laura Nell Howard, jointly for life with remainder to survivor. Note: Wilburn W. Howard and Wilburn Woodrow Howard are one and the same person.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEEES 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.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 12th day of June, 1997.

Wilburn W. Howard
Wilburn W. Howard

Laura Nell Howard
Laura Nell Howard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Wilburn W. Howard and wife, Laura Nell 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 the 12th day of June, 1997.

Onnie D. Dickerson, III
Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/00

Inst # 1997-18889

06/17/1997-18889
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 9.00

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