

Holliman, Shockley & Kelly
(Name) 2491 Pelham Parkway
Pelham, AL 35124
(Address)

Cheryle P. Howard
(Name) 530 Baronne Street
Helena, AL 35080
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 Dollars

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

Marianne Towne, a married woman

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Cheryle P. 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 1997 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.

Inst # 1997-28901

09/09/1997-28901
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

TO HAVE AND TO HOLD, to 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 the 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 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 have hereunto set my hand(s) and seal(s), this 27th day of August, 19 97.

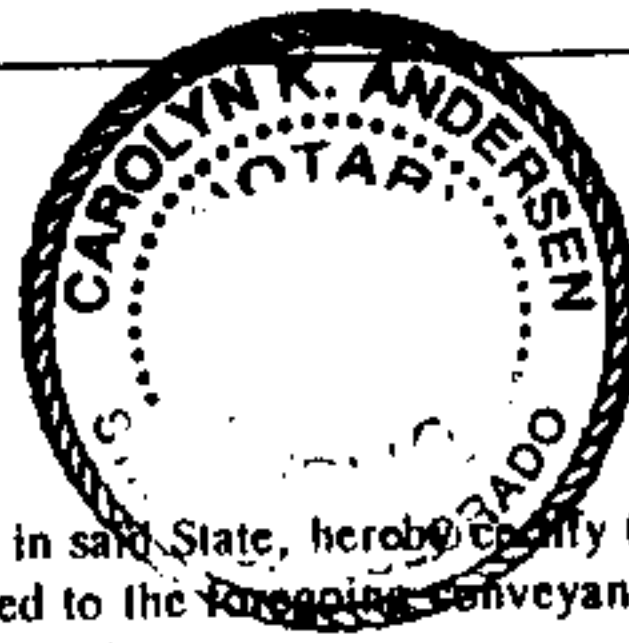
(Seal)

Marianne Towne (Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment



I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marianne Towne, a married woman, whose name(s) 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of August, 19 97.

Carolyn K. Andersen
Notary Public

Exhibit "A"

Lot 47, according to the Survey of Saint Charles Place, Jackson Square, Phase Two - Sector Two, as recorded in Map Book 19, Page 78, in the Probate Office of Shelby County, Alabama, and part of Lot 48 of the same said subdivision further described as follows: Beginning at the Northwest corner of Lot 48 (front corner between Lots 47 and 48) and go in a Southerly direction along original property line between the said Lots 47 and 48 for a distance of 131.02 feet to the original Southwest corner of Lot 48 (original rear corner between lots 47 and 48); thence turn left 124 degrees 32' 06" and go in a Northeasterly direction along the original rear line of Lot 48 for a distance of 10.00 feet; thence turn left 59 degrees 13' 30" and go in a Northerly direction a distance of 125.62 feet to the point of beginning of that part of Lot 48 herein described.

Mineral and mining rights excepted.

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