

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW
P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

DAN L. HOWARD and

PATRICIA A. HOWARD

(Address)

RT #1 - Box 242
BRIERFIELD, AL 35035

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND and 00/100----- (\$13,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JACK N. SPINKS, a married man

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

DAN L. HOWARD and wife, PATRICIA 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:

REFERENCE IS HEREBY MADE TO EXHIBIT "A" ATTACHED HERETO AND FULLY INCORPORATED HEREIN, AS THOUGH SET FORTH HEREIN.

Inst # 1997-30994

09/25/1997-30994
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 24.00

TO HAVE AND TO HOLD to the said 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 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 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 24th day of September, 19 97

WITNESS

(Seal)

JACK N. SPINKS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that JACK N. SPINKS

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 official seal this 24th day of September A.D., 19 97

9/13/2001
My Commission Expires

IN A
Notary Public

EXHIBIT "A"

Commence at the Southwest corner of the Lot No. 14 of the Original Map of the Town of Montevallo, said point being on the Westerly right of way of Broad Street (Alabama Highway No. 119) and the Northeasterly margin of West Street; thence run South along the Westerly margin of said Broad Street 35.01 feet to a point on the Southeasterly margin of said West Street to the point of beginning; thence turn 89 degrees 31 minutes 04 seconds left and run 21.74 feet to a point 25.00 feet from the centerline of said Broad Street, said point also being an extension of West Street; thence turn 90 degrees 28 minutes 56 seconds right and run 190.0 feet; thence turn 94 degrees 29 minutes 28 seconds right and run 184.62 feet to a point on the A.M.E. Church Lot; thence turn 78 degrees 51 minutes 51 seconds right and run along the last described line 175.00 feet to a point on the Southeasterly margin of West Street; thence turn 94 degrees 09 minutes 45 seconds right and run along the Southeasterly margin of West Street 182.57 feet back to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property, to-wit:

From the SW corner of Lot No. 14 of the Original Plan of Montevallo, run in a Southwesterly direction along the Westerly margin of Broad Street 35.01 feet to the point of beginning of the lot herein described; from said point, deflect left 90 degrees 29 minutes 56 seconds for 21.74 feet; thence deflect right 90 degrees 28 minutes 56 seconds for 190 feet; thence deflect right 94 degrees 29 minutes 28 seconds for 85 feet; thence deflect right 85 degrees 25 minutes 41 seconds for 182.63 feet; thence deflect right 89 degrees 35 minutes 55 seconds for 63.26 feet, back to the point of beginning.

SUBJECT TO:

Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable until October 1, 1998.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR HEREIN, NOR THAT OF HIS SPOUSE. NEITHER IS IT CONTIGUOUS THERETO.

DATED:

9/13/2001

JACK N. SPINKS

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