

**SEND TAX NOTICE TO:**

ANDY HOWELL

LINDA S. HOWELL

3581 Sandwick Place

Hoover, AL 35242

**This instrument was prepared by:**

Patrick F. Smith, Attorney

Strickland & Smith

4 Office Park Circle, Suite 212

Birmingham, Alabama 35223

Inst # 1997-33720

10/16/1997-33720

**WARRANTY DEED**

SHELBY COUNTY JUDGE OF PROBATE

OFF. NO. 130.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED ~~TWENTY-SEVEN~~ THOUSAND FIVE HUNDRED and No/100's (\$127,500.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, BEULAH OSBORNE, a married woman, as Trustee for James S. Harding, Inter Vivos Trust, as recorded in Real Book 280, page 530, (hereinafter grantor), do grant, bargain, sell and convey unto ANDY HOWELL & LINDA S. HOWELL, (hereinafter GRANTEES), all of my right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

This property is not the homestead of the grantor or her spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, his/her/their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of September, 1997.



BEULAH OSBORNE, as Trustee for James S. Harding, Inter Vivos Trust

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEULAH OSBORNE, as Trustee for James S. Harding, Inter Vivos Trust 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September, 1997.



Notary Public

Commission Expires: 10-06-1997

Exhibit "A" Legal Description

A part of the Northwest Quarter of the Southeast Quarter of Section 6, Township 19 South, Range 1 West, and being more particularly described as follows:  
Commence at the Southwest corner of said Northwest Quarter of the Southeast Quarter for the Point of Beginning and proceed North 0 degrees 11 minutes 16 seconds East along the West boundary of said quarter-quarter Section for 246.90 feet; thence proceed South 89 degrees 48 minutes 36 seconds East for 461.50 feet to a point on the Northwestern right-of-way boundary of Shelby County Highway No. 119 (R/W 80 feet); thence proceed South 30 degrees 08 minutes 23 seconds West along said highway boundary for 285.07 feet; thence leaving said highway boundary proceed North 89 degrees 47 minutes 28 seconds West 319.17 feet back to the Point of Beginning.

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10/16/1997-33720  
01:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 138.50