

STATE OF ALABAMA     )  
JEFFERSON COUNTY     )

## GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of NINETY EIGHT THOUSAND EIGHT HUNDRED and no/100 (\$98,800.00) DOLLARS by the grantees herein, the receipt whereof is acknowledged, TODD F. CRAIG AND ALISON E. CRAIG, husband and wife, (hereinafter Grantors), do grant, bargain, sell and convey unto WILLIAM R. HOWERTON AND CINDY L. HOWERTON, as joint tenants with right of survivorship (Grantees) all their interest in the following described real estate, situated in SHELBY COUNTY, Alabama:


Lot 66, according to the Survey of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.

\$94,376.00 of the consideration is from a purchase money first mortgage.

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. Mineral and mining rights are not warranted.

TO HAVE AND TO HOLD to the said Grantees, his, her or their successors and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their successors 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 I (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, TODD F. CRAIG AND ALISON E. CRAIG have hereunto set their hand and seal, this 22nd day of January, 1998.

  
TODD F. CRAIG

  
ALISON E. CRAIG

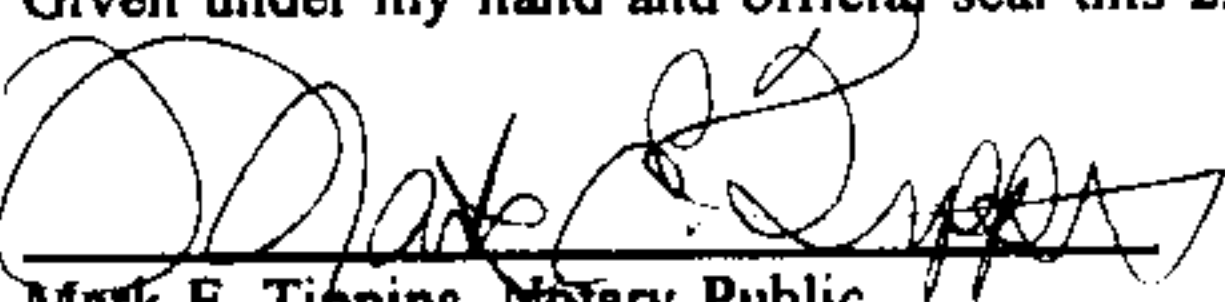
Inst # 1998-02584

01/26/1998-02584  
11:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 13.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that TODD F. CRAIG AND ALISON E. CRAIG, 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 22nd day of January, 1998.

  
Mark E. Tippins, Notary Public  
My commission Expires: 7/23/2001

This instrument prepared by: Mark E. Tippins, 4 Office Park Circle #215, Birmingham, AL 35223  
Send Tax Notice To: William and Cindy Howerton, 2706 Vixen Street, Helena, AL 35080