

Prepared without title search
or legal opinion

THIS INSTRUMENT PREPARED BY:
GEORGE A. PARKER, ATTORNEY AT LAW
P. O. BOX 170283
TARRANT, AL 35217

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

COUNTY

Know All Men By These Presents,

SHELBY

That in consideration of TEN and no/100 (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we,
DOROTHY R. HOWARD, a widow

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

JOHNNY M. HOWARD & wife, DORIS 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF NE 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1, EAST; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION 605.00 FT. THENCE 90° 00' TO THE LEFT 420.00 FT. TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED; THENCE 90° 00' TO THE LEFT 570.81 FT. TO THE SOUTHEASTERLY RIGHT OF WAY OF COUNTY HIGHWAY #50; THENCE 75° 52' TO THE RIGHT ALONG SAID RIGHT OF WAY 160.00 FT. THENCE 104° 08' TO THE RIGHT 609.88 FT. THENCE 90° 00' TO THE RIGHT 155.16 FT. TO THE POINT OF BEGINNING.

07/29/1998-28983
03141 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CMH 9.00

DOROTHY R. HOWARD is surviving wife of HUBERT A. HOWARD who died July 3, 1992 in Jefferson County, Alabama.

As per deed, Book 183 Page 816 "IN THE EVENT OF THE SUBSEQUENT sale of this property, my other children and their spouses shall have the right of first refusal to purchase said property" applies to this property also.

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 of such survivor forever, together with every contingent remainder and right of reversion.

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:

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 and seal, this 4th day of DECEMBER, 1996.

WITNESS:

X Dorothy R. Howard
DOROTHY R. HOWARD

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned DOROTHY R. HOWARD hereby certify that whose name is signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 4th day of DECEMBER A.D. 19 96

Notary Public