

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Anthony Scott Howard

Inst # 1998-29552

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **ANTHONY SCOTT HOWARD, AN UNMARRIED MAN** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ANTHONY SCOTT HOWARD AND REBECCA L. ISBELL** (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, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The above consideration was paid by mortgage loan closed simultaneously herewith.

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, 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, 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 (we) have set my (our) hand(s) and seal(s) this 29th day of July, 1998..

Anthony Scott Howard
ANTHONY SCOTT HOWARD

08/03/1998-29552
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HEL 14.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANTHONY SCOTT HOWARD 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, he execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 1998.

Julie W. Jordan
Notary Public

My Commission Expires:

4-23-2000

EXHIBIT "A"

A part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East and more particularly described as follows:

Commence at the NW corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East; thence South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 605.00 feet; thence 90°00' to the left 30.40 feet to the point of beginning. Point being on the East right of way line of County Highway #50; thence continue along the last named course 544.76 feet; thence 90°00' to the left 199.85 feet; thence 96°56'21" to the left 550.31 feet to the East right of way line of County Highway #50; thence 83°42'54" to the left along said right of way line 133.38 feet to the point of beginning.

Situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.00