

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice To: Harrison S. Holland, III and
Kymothy C. Holland
2512 Chandabrook Circle
Pelham, Alabama 35124

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE HUNDRED THIRTY-FOUR THOUSAND TWO HUNDRED AND 00/100 (\$ 134,200.00) DOLLARS to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, LARRY L. HOWARD, AN UNMARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto HARRISON S. HOLLAND, III AND KYMOTHY C. HOLLAND, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 281, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County.

Subject to: 1. Any reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on or under the above described property. Nevertheless, the said minerals are conveyed to the extent owned, if owned. 2. General and special taxes or assessments for 1998 and subsequent years not yet due and payable. 3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24, Page 890, in Probate Office. 4. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 312, Page 159, in Probate Office. 5. Easements to Alabama Power Company as shown by instruments recorded in Deed Book 179, Page 375 and Deed Book 234, Page 659, in Probate Office. 6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25, Page 742 and covenants pertaining thereto recorded in Misc. Book 25, Page 747, in Probate Office.

\$ 133,200.00 of the consideration shown herein is being paid with the proceeds of a mortgage loan of even date herewith.

LARRY L. HOWARD IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED BOOK 319, PAGE 645, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE LYNNETTE O. HOWARD HAVING DIED ON OR ABOUT JANUARY 20, 1997.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that

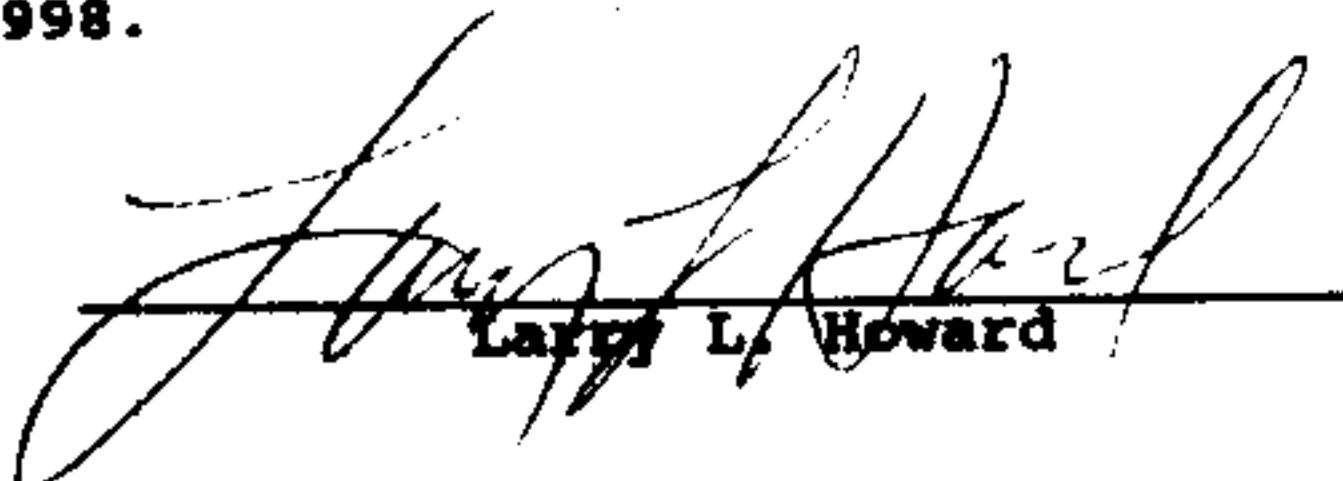
09/09/1998-35255
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CM 12.00

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12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CM 12.00

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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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of September, 1998.


Larry L. Howard (SEAL)

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry L. Howard, an unmarried man, 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 9th day of September, 1998.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1998-33255

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