

#3,000

THIS INSTRUMENT WAS PREPARED BY:

Robin L. Burrell
300 North 21st Street, Suite 200
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mr. Johnny Louis Howton
3932 Lorna Road
Hoover, Alabama 35244-1004

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

01/07/1999-00887
12:49 PM CERTIFIED

KNOW ALL PERSONS BY THESE PRESENTS,
003 CRH 16.50

That, in consideration of the terms of the Final Judgment of Divorce entered by the Circuit Court of Jefferson County in the case of *Carolyn Fetters Howton v. Johnny Louis Howton, DR 97-002593.00 JGP*, we **CAROLYN FETTERS HOWTON**, a single woman and **JOHNNY LOUIS HOWTON**, a single man, (hereinafter referred to as GRANTORS), do grant, bargain, sell and convey unto **JOHNNY LOUIS HOWTON**, (hereinafter referred to as "GRANTEE"), the following-described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the W 1/2 of the NW 1/4 of Section 36 and the E 1/2 of the NE 1/4 of Section 35, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 35; thence run West along the North Section line a distance of 186.05 feet; thence turn left 95 deg. 11 mi. 58 sec. a distance of 1053.54 feet to the point of beginning; thence continue last course a distance of 210.65 feet to the edge of Lay Lake; thence run along said Lake the following angles and distances; thence turn right 103 deg. 28 min. 35 sec. a distance of 37.97 feet; thence turn left 48 deg. 00 min. 25 sec. a distance of 74.15 feet; thence turn right 18 deg. 47 min. 06 sec. a distance of 33.93 feet; thence turn left 30 deg. 56 min. 32 sec. a distance of 29.56 feet; thence turn right 24 deg. 59 min. 56 sec. a distance of 26.73 feet; thence turn right 32 deg. 19 min. 41 sec. a distance of 30.58 feet; thence turn right 27 deg. 13 min. 07 sec. a distance of 39.08 feet; thence turn right 30 deg. 06 min. 23 sec. a distance of 35.84 feet; thence turn right 20 deg. 24 min. 01 sec. a distance of 42.45 feet; thence turn right 32 deg. 51 min. 03 sec. a distance of 63.24 feet; thence turn right 14 deg. 45 min. 02 sec. a distance of 43.11 feet; thence turn right 48 deg. 21 min. 40 sec. a distance of 23.98 feet; thence turn right 23.98 feet; thence turn right 29 deg. 10 min. 19 sec. a distance of 30.44 feet; thence turn left 51 deg. 24 min. 57 sec. a distance of 15.30 feet; thence turn left 62 deg. 49 min. 36 sec. a distance of 52.35 feet; thence turn left 26 deg. 02 min. 27 sec. a distance of 37.89 feet; thence turn right 51 deg. 12 min. 51 sec. a distance of 32.64 feet; thence turn right 34 deg. 33 min. 24 sec. a distance of 75.52 feet; thence turn right 45 deg. 34 min. 30 sec. a distance of 50.10 feet; thence turn left 51 deg. 25 min. 37 sec. a distance of 12.26 feet; thence turn left 42 deg. 38 min. 28 sec. a distance of 48.02 feet; thence turn right 07 deg. 21 min. 46 sec. a distance of 60.67 feet; thence turn right 56 deg. 58 min. 46 sec. a distance of 27.44 feet; thence turn right 22 deg. 57 min. 02 sec. a distance of 18.79 feet; thence turn right 45 deg. 43 min. 45 sec. a distance of 35.21 feet; thence turn left 62 deg 08 min. 40 sec. a distance of 39.29 feet; thence turn right 30 deg. 28 min. 25 sec. a distance of 35.20 feet; thence turn right 27 deg. 17 min. 30 sec. a distance of 52.60 feet; thence turn right 41 deg. 22 min. 26 sec. a distance of 215.31 feet; thence turn left 22 deg. 06 min. 43 sec. a distance of 45.72 feet; thence turn right 26 deg. 44 min. 24 sec. leaving the Lake a distance of 150.29 feet to the point of

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beginning. Also, a 30 foot easement for the purpose of ingress, egress and utilities, between the above described property and the public road. LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

No title documents were examined. This deed was prepared from information provided by the parties.

And subject to the foregoing, GRANTORS will warrant and forever defend the right and title to said bargained premises unto GRANTEE against the claims of all persons owning, holding or claiming by, through or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals this 28th day of December, 1998.

Carolyn Feters Howton (SEAL)
CAROLYN FETERS HOWTON

Johnny Louis Howton (SEAL)
JOHNNY LOUIS HOWTON

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLYN FETERS HOWTON, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of December, 1998.

(SEAL)

[Signature]
Notary Public
My commission expires: 2-11-2001

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHNNY LOUIS HOWTON**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1998.

(SEAL)

Terley Whaley
Notary Public
My commission expires: 7/24/2000

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SHELBY COUNTY JUDGE OF PROBATE
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