

**This instrument was prepared by**

**Mitchell A. Spears**

ATTORNEY AT LAW

**P.O. Box 119**

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

**Send Tax Notice to:**

(Name) Dan L. Howard and David M. Minshaw

(Address) 4450 Hwy 25

Montevallo, AL 35115

\*\*\*MINIMUM VALUE: \$ 1,000.00\*\*\*

## WARRANTY DEED

STATE OF ALABAMA

SHELBY

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars and 00/100 (\$ 10.00) and Other Good and Valuable Consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Dan L. Howard and wife, Patricia A. Howard

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dan L. Howard and David M. Minshew, as tenants in common

(herein referred to as **grantee**, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

A part of Lot No. 1, of Survey of Wilson Subdivision No. 1, in the corporate limits of Montevallo, as recorded in Map Book 3 page 62, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, said commencing point being the center of said Section; thence North 1 deg. 55 min. West along quarter line a distance of 838.6 feet to a point 30 feet from the center of Alabama State Highway 25; thence North 85 degrees 50 min. West along line 30 feet from and parallel to said center line a distance of 419.0 feet to the point of beginning; thence continuing North 85 deg. 50 min. West along said parallel line a distance of 100.0 feet to an iron pin on the East boundary of Wilson Drive; thence South 4 deg. 11 min. East along said East boundary a distance of 146.0 feet to an iron pin; thence North 85 deg. 49 min. East a distance of 100.00 feet to an iron pin; thence North 4 deg. 08 min. West a distance of 132.82 feet to an iron pin and the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-02174

01/19/1993-02174  
08:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

Day of January, 1999

Jan L. Howard (Seal)

DAN E. HOWARD

Estuoa H. Howard (Seal)

PATRICIA A. HOWARD

\_\_\_\_\_ (Seal)

**STATE OF ALABAMA**

SHELBY

County

### General Acknowledgment

I, the undersigned authority in said State, hereby certify that Dan L. Howard and wife, Patricia A. Howard a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are is 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 5th day of January 1999

**My Commission Expires:**

**Notary Public**