

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 380345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
GEORGE D. HOWARD and wife, REBA J. HOWARD
401 EL CAMINO REAL
CHELSEA, ALABAMA 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$282,500.00)** to the undersigned **GRANTOR, FIRST BANK OF CHILDERSBURG**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **GEORGE D. HOWARD and wife, REBA J. 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:

Lot 49-A, according to the resubdivision of Lots 48-57 of High Chaparral Sector B and acreage, as recorded in Map Book 16, Page 116, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1999, which are a lien but not yet due and payable until October 1, 1999.
2. Restrictive covenants as recorded in Real Record 306, Page 136; Instrument #1992-25020; Instrument #1992-25021; Instrument #1992-25023; and Instrument #1992-25024, and amended restrictions as recorded in Instrument #1997-19923, in Probate Office.
3. 60-foot building set back line from El Camino Real as shown on recorded map.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in deed recorded in Real Record 178, Page 475, in Probate Office.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated August 14, 1998, and recorded on August 25, 1998, at 1.03 P.M., in Instrument #1998-33085 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America, which said rights expire on August 14, 1999.

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 or reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VICE-PRESIDENT, **ANDY SHOEMAKER**, who is authorized to execute this conveyance, has hereto set its signature and seal this 31ST day of MARCH, 1999.

FIRST BANK OF CHILDERSBURG

BY: Andy Shoemaker, V.P.
AS: VICE-PRESIDENT

04/02/1999-13932
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 53.50

1051 * 1999-13932

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **ANDY SHOEMAKER**, whose name as **VICE-PRESIDENT** of **FIRST BANK OF CHILDERSBURG**, a corporation, 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 (s)he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 31ST day of MARCH, 1999.


NOTARY PUBLIC
My Commission Expires: Aug. 13, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1999-13932

04/02/1999-13932
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE