

This instrument was prepared by

Send Tax Notice To: Glenn R. Bomar

(Name) LARRY L. Halcomb

name

3640 Stratford Way

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

Inst # 1999-31481

WARRANTY JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY TWO THOUSAND NINE HUNDRED AND NO/100-----
DOLLARS (\$262,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michael K. Howard and wife, Mary K. Howard

(herein referred to as grantors) do grant, bargain, sell and convey unto Glenn R. Bomar and wife, Michelle M. Bomar

(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 4, according to the Amended Map of Meadowbrook, 5th Sector, Phase II, as
recorded in Map Book 11, Page 76 A & B, in the Probate Office of Shelby
County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions, easement to the water works and sewer board of the
City of Pelham, agreement with Alabama Power Company, terms, agreements and
right of way to Alabama Power Company, release of damages, 35 foot building
line, 15 foot utility easement along the northerly lot line, 30 foot utility
along the easterly lot line and covenants releasing predecessor in title from
any liability arising from sinkholes, limestone formations, soil conditions or
any other known or unknown surface or subsurface conditions that may now or
hereafter exist or cause damage to subject property, of record.

Subject to recording subdivision map containing on the face of same a
statement pertaining to natural line sinks.

Michael K. Howard is the surviving grantee of deed recorded in Book 189, Page 247, in the Probate Office of Shelby County, Alabama; the other grantee,
Jennie A. Howard, having died on or about the 4 day of October, 1974.
\$240,000.00 of the purchase price was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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 grantee herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 23rd
day of July, 19 99.

(Seal)

Michael K. Howard

(Seal)

(Seal)

Mary K. Howard

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Michael K. Howard and wife, Mary K. Howard
whose name(s) are signed to the foregoing conveyance, and who are 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 23rd day of July, A.D. 1999

My Commission Expires
January 22, 2002

Larry L. Halcomb

Notary Public

Inst # 1999-31481

07/28/1999-31481
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

31.50

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