

\$10,000²

This instrument was prepared by

Send Tax Notice To: Anthony G. Howard

(Name) Corley, Moncus & Ward, P.C.

name

181 McBrayer Drive

address

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Vincent, Alabama 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100-----

DOLLARS (\$10.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Faye Howard and husband, Curtis G. Howard

(herein referred to as grantors) do grant, bargain, sell and convey unto Anthony G. Howard and wife, Bonnie E. Howard

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Attached Exhibit "A"

Inst # 1999-51411

12/21/1999-51411

10:12 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE 1999 13.00

N/A

of the Purchase Price was paid from the proceeds of a mortgage recorded 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 grantees 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

day of _____, 19____

(Seal)

Faye Howard
Faye Howard (Seal)

(Seal)

Curtis G. Howard
Curtis G. Howard (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Bonnie E. Bailey, a Notary Public in and for said County, in said State, hereby certify that
Faye Howard and husband, Curtis G. 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 11th day of December, A.D., 19 99

Bonnie E. Bailey
Notary Public

Exhibit "A"

Commence at the Northwest corner of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 East, said corner being a 5 inch flat Steel Blade and is accepted; thence run South 01 degree 52 minutes 21 seconds West along the accepted West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1025.21 to an existing axle; thence run North 48 degrees 50 minutes 44 seconds East a distance of 360.49 feet to the point of beginning, thence run North 27 degrees 45 minutes 00 seconds East a distance of 101.58 feet to a point; thence run North 12 degrees 00 minutes 41 seconds West a distance of 172.60 feet to a point; thence run North 72 degrees 51 minutes 50 seconds East a distance of 186.05 feet to a point; thence run South 31 degrees 25 minutes 36 seconds East a distance of 215.17 feet to a point on the Northerly Right of Way of McBrayer Drive; thence run South 66 degrees 40 minutes 33 seconds West along said Right of Way a distance of 328.18 feet to the point of beginning.

Situated in the S $\frac{1}{2}$ -NE $\frac{1}{4}$, Section 3, Township 19 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT

Commence at an iron pin marking the SE corner of NW $\frac{1}{4}$ -SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 3, Township 19 South, Range 2 East; thence North 22 degrees, 30 minutes West a distance of 80.0 feet to point on North R/W easement of gas line; thence South 67 degrees, 30 minutes West a distance of 152.2 feet to P.O.B. of herein described parcel; thence continue South 67 degrees, 30 minutes West 170.0 feet; thence South 62 degrees, 01 minutes, 24 seconds West 350.47 feet; thence South 00 degrees, 13 minutes, 50 seconds East 133.92 feet; thence South 62 degrees, 01 minutes, 24 seconds West a distance of 551.43 feet to the Easterly R/W limits of Shelby County Road #25; thence North 45 degrees, 46 minutes, 50 seconds West along and with said R/W a distance of 42.0 feet; thence North 62 degrees, 01 minutes, 24 seconds East 540.12 feet; thence North 00 degrees, 13 minutes, 50 seconds West 133.92 feet; thence North 62 degrees, 01 minutes, 24 seconds East 378.54 feet to a point marked by an iron pin marking SW corner of lot; thence North 22 degrees, 30 minutes West a distance of 256.0 feet to a point marked by an iron pin; thence North 67 degrees, 30 minutes East a distance of 170.0 feet to a point marked by an iron pin; thence South 22 degrees, 30 minutes East a distance of 296.0 feet to point of beginning.

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