

This instrument was prepared by

Send Tax Notice To: Anthony G. Howard
name

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

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/100 ⁵⁰⁰ 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"

Title Not Examined

Inst # 2000-02173

01/20/2000-02173
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 11.50

\$ _____ 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)

(Seal)

(Seal)

Faye Howard
Faye Howard (Seal)

Curtis G. Howard
Curtis G. Howard (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, Corrie 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

Corrie E. Bailey
Notary Public

Exhibit "A"

Commence at the Northwest Corner of the South East 1/4 of the North East 1/4 of Section 3, Township 19 South, Range 2 East, Said corner being a 5' flat steel Blade and is accepted, Thence Run S 01°52'21" W along the accepted West line of said 1/4-1/4 section a distance of 1025.21 to and existing axle, Thence run N 48°50'44" E a distance of 360.49 feet, Thence run N 66°40'33" E a distance of 328.18 feet to the Point of Beginning, Thence run N 63°57'59" E a distance of 97.13 feet to the Southwest corner of Lot 2 of Vincent Estates as recorded in Map Book 8, Page 144, in the Probate Office of Shelby County, Alabama; Thence run N 02°12'44" E along the West line of said Lot 2 a distance of 205.07 feet to a point, Thence run S 72°51'50" W a distance of 217.01 feet to a point, Thence run S 31°25'36" E a distance of 215.17 feet to the Point of Beginning.

Said Parcel containing 0.72 acres more or less.

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002 C31 11.50