

Send Tax Notice To: ✓ Johnny M. Howard, Sr. and
Sara H. Howard
102 Highway 47
Columbiana, Alabama 35051
Inst # 2000-16604

STATE OF ALABAMA)
SHELBY COUNTY)

05/19/2000-16604
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 190 14.30

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the principal sum of ONE HUNDRED THOUSAND AND 00/100 (\$ 100,000.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, SHERMAN HOLLAND, JR., AND WIFE, CAROLYN M. HOLLAND, who acquired title as the only stockholders of Sherman Holland Ford, Inc., when said corporation was dissolved, on or about December 29, 1986, said dissolution being found of record the Probate Records of Shelby County, Alabama, herein referred to as Grantors, do grant, bargain, sell and convey unto JOHNNY M. HOWARD, SR. AND WIFE, SARA H. HOWARD, herein referred to as Grantees, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at a point 12.0 feet south of the southeast corner of SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West and run South 83 degrees 59 minutes West (M.B.) a distance of 447.0 feet to a point; thence turn an angle of 91 degrees 27 minutes to the right and run North 4 degrees 34 minutes West (M.B.) a distance of 289.90 feet to the point of beginning, being the northeast corner of McDow Motor Company property; thence turn a angle of 2 degrees 30 minutes to the right and run North 2 degrees 04 minutes West (M.B.) a distance of 55.0 feet to a point; thence turn an angle of 1 degree 16 minutes to the left and run North 3 degrees 20 minutes (M.B.) a distance of 94.92 feet to a point; thence turn an angle of 86 degrees 13 minutes to the left and run North 89 degrees 33 minutes West (M.B.) a distance of 80.24 feet to a point; thence turn an angle of 69 degrees 55 minutes left and run South 20 degrees 30 minutes West (M.B.) a distance of 163.24 feet to a point, being the northwest corner of McDow Motor Company property; thence turn an angle of 111 degrees 30 minutes to the left and run North 89 degrees 00 minutes East (M.B.) a distance of

144.90 feet to the point of beginning.
Said parcel of land is located in the SE 1/4 of NE 1/4,
Section 26, Township 21 South, Range 1 West, Shelby
County, Alabama, and contains 17,000 Square Feet, more or
less.

Subject to ad valorem taxes for the year 2000, easements,
covenants, restrictions and all other matters of public
record.

\$ 100,000.00 OF THE CONSIDERATION RECITED HEREIN IS BEING
PAID BY THE EXECUTION OF A PURCHASE MONEY FIRST MORTGAGE
OF EVEN DATE HERewith, WHICH SAID MORTGAGE IS BEING GIVEN
TO SECURE THE PURCHASE PRICE RECITED HEREIN.

TO HAVE AND TO HOLD Unto 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 of reversion.

And we do for ourselves and for our heirs, executors and
administrators covenant with the Grantees, their heirs and assigns,
that we are lawfully seized in fee simple of said premises; that
they are free from all encumbrances, unless otherwise noted above;
that we have a good right to sell and convey the same as aforesaid;
that we will and 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 hands and seals,
this 18th day of May, 2000.

Sherman Holland (SEAL)
Sherman Holland, Jr.

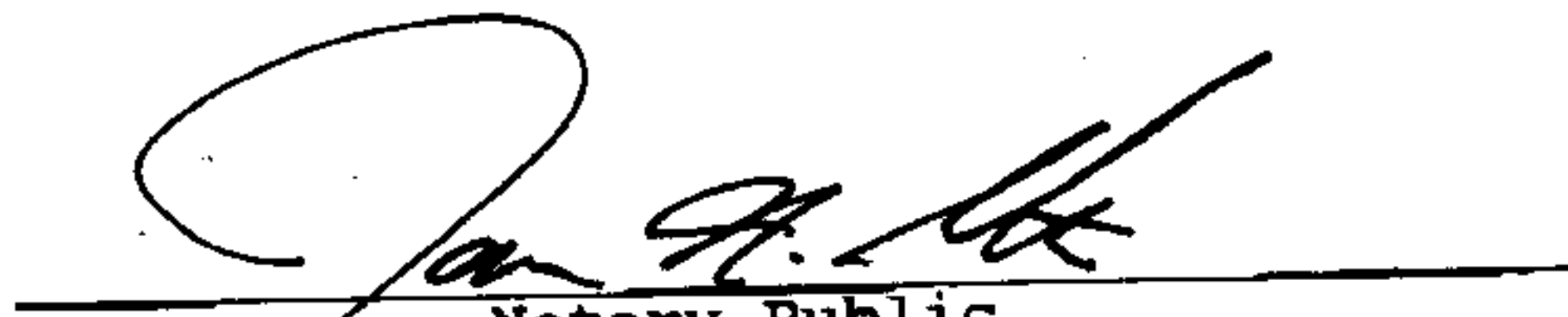
Carolyn M. Holland (SEAL)
Carolyn M. Holland

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr. and wife, Carolyn M. Holland, whose names 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 18th day of May, 2000.



Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 1, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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