

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (1.00) and other good and valuable Considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Ollie R. Howard and wife, Marlynn Howard

herein referred to as grantors) do grant, bargain, sell and convey unto

Donnie Ray Howard and wife, Amanda Colleen 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:

Legal Descripton Attached Hereto as Exhibit "A".

Inst # 2001-02915

01/26/2001-02915
12:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MMB 14.50

Grantees Address

6133 Highway 61
Wilsonville, AL 35186

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 17th day of January, ~~18~~ 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Ollie R. Howard (Seal)
Ollie R. Howard
Marlynn Howard (Seal)
Marlynn Howard

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Ollie R. Howard and Marlynn Howard 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 17th day of January A. D., ~~19~~ 2001.

[Signature]

Notary Public.

EXHIBIT "A"

A lot situated in the NE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East, described as follows:

Commence at the Northeast corner of Section 22, Township 21 South, Range 1 East and run West along the North line of said Section line a distance of 1054.21 feet; thence turn an angle of 76 degrees 17 minutes to the left and run a distance of 49.97 feet to a point on the South right of way of Shelby County Highway #30; thence continue in the same direction and run a distance of 191.25 feet; thence turn an angle of 30 degrees, 27 minutes 37 seconds to the right and run a distance of 94.91 feet to the point of beginning; thence continue in the same direction and run a distance of 715.00 feet; thence turn an angle of 48 degrees 45 minutes 55 seconds to the left and run a distance of 282.98 feet to a point on the Northwest right of way of Shelby County Highway #61 a distance of 172.02 feet; thence turn an angle of 01 degrees 20 minutes 58 seconds to the left and continue to run along Highway #61 a chord distance of 291.75 feet; thence turn an angle of 01 degrees, 32 minutes 09 seconds to the left, continuing along Highway #61, run a distance of 405.00 feet; thence turn an angle of 90 degrees 21 minutes 45 seconds to the left and run a distance of 344.52 feet to the point of beginning. This being situated in the NE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT the parcel of land conveyed by William E. Nix and wife, Edith Nix to Robert L. Nix and wife, Sandra G. Nix as described in that certain deed recorded in Deed Book 347, Page 271 in the Office of the Judge of Probate of Shelby County, Alabama.

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