

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: WILLIAM P. CARROLL
name
2003 JACKSON LANE
address
HELENA, ALABAMA 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$146,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
THOMAS JASON HOWARD AND WIFE, MELISSA SEILER HOWARD

(herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM P. CARROLL AND
ALINE W. CARROLL

(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 75 ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE 2, SECTOR 6 AS
RECORDED IN MAP BOOK 21, PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNT,Y
ALABAMA.
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2001 AND THEREAFTER.
EASEMENTS AND BUILDING SET BACK LINE AS SHOWN ON RECORD MAP.
COVENANTS, CONDITIONS AND RESTRICTIONS IN INST# 1996-24986.
RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 233, PAGE 586.
MINERAL AND MINING RIGHTS AS RECORDED IN INST. #1994-36801.

\$142450.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2001-06822
02/28/2001-06822
08:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 15.50

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 awful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st
day of February, 2001.

_____(Seal) Thomas Jason Howard (Seal)
THOMAS JASON HOWARD
_____(Seal) Melissa Seiler Howard (Seal)
MELISSA SEILER HOWARD
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
THOMAS JASON HOWARD AND WIFE, MELISSA SEILER 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 21st day of February A.D., 2001
GENE W. GRAY, JR. Notary Public