

This instrument was prepared by
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Send Tax Notice to: James D. Howard and
(Name) Brenda S. Howard
(Address) 8663 Hwy. 119
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, (\$139,900.00)

That in consideration of ONE HUNDRED THIRTY-NINE THOUSAND, NINE HUNDRED and 00/100---- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, NOOR A. KHAN, a married man

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

JAMES D. HOWARD and wife, BRENDA S. HOWARD

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Part of the NE 1/4 of NW 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northeast corner of said NE 1/4 of NW 1/4, run South along the East line of said quarter-quarter section for a distance of 289.16 feet; thence turn an angle to the right of 91 degrees 00 minutes and run West for a distance of 1,154 feet, more or less, to a point on the East line of the right of way of the Montevallo-Siluria Road, said point being the point of beginning of the land herein described; thence turn an angle of 180 degrees and run East for a distance of 344 feet, more or less, to a point which is 810.12 feet West of the East line of said NE 1/4 of NW 1/4; thence turn an angle to the right of 89 degrees 00 minutes and run South for a distance of 264.14 feet; thence turn an angle to the right of 90 degrees 00 minutes and run West for a distance of 327 feet, more or less, to a point on the East line of said road right of way; thence North along said East road right of way line for a distance of 271 feet, more or less, to the point of beginning.

SUBJECT TO:

Taxes for 2001 and subsequent years. 2001 ad valorem taxes are a lien but not due and payable until October 1, 2001.

Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Permits to Alabama Power Company recorded in Deed Book 126, Page 174; Deed Book 285, Page 284 and Deed Book 215, Page 324.

Easement to South Central Bell recorded in Deed Book 284, Page 823.

Right of way to Shelby County for Highway #119.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$139,900.00

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to 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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of May, 2001.

WITNESS

_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (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 NOOR A. KHAN

whose name is _____ signed to the foregoing conveyance, and who is _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May A.D., 2001

9/13/01

My Commission Expires:

Notary Public

05/23/2001-21010
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL

Inst # 2001-21010