



This instrument was prepared by:

Grantee's address:
P.O. Box 142
Columbiana, AL 35051

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-five Thousand and no/100 DOLLARS (\$75,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Oakley Glynn Vincent and Olive Faye Vincent, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Ricky L. Howard (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

A portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, being more particularly described as follows:
Commence at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 0 deg. 42 min. 2 sec. West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 269.20 feet to the point of beginning; thence North 87 deg. 9 min. 3 sec. West a distance of 950.29 feet to the Easterly right of way of Alabama Highway 25; thence North 29 deg. 58 min. 59 sec. East along said right of way a distance of 769.33 feet; thence South 34 deg. 36 min. 35 sec. East and leaving said right of way a distance of 346.70 feet; thence South 40 deg. 39 min. 4 sec. East a distance of 564.48 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to Transmission Line Permits and easements to Alabama Power Company, including Instrument No. 1999-22214 in the Probate Office of Shelby County, Alabama.

\$72,250.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.


TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all


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encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 7th day of June, 2002.



Oakley Glynn Vincent




Olive Faye Vincent

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oakley Glynn Vincent and Olive Faye Vincent, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2002.



Notary Public

