

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

✓ This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Kevin L. Howze and Carolyn M. Howze
1841 Highway 201
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Kevin L. Howze a/k/a Kevin Lynn Howze and Carolyn M. Howze, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kevin L. Howze and Carolyn M. Howze** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of June, 2002.

Witness

 (Seal)
Kevin L. Howze a/k/a Kevin Lynn Howze

Witness

 (Seal)
Carolyn M. Howze

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Kevin L. Howze a/k/a Kevin Lynn Howze and Carolyn M. Howze, husband and wife**, 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 this conveyance, 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
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of said quarter, quarter and run Easterly along the North side of said quarter, quarter for a distance of 429.0 feet; thence turn an angle to the right 90 degrees 03 minutes and run in a southerly direction for a distance of 1336.83 feet to the Northerly R.O.W. of Shelby County Road 201; Thence turn an angle to the left 90 degrees 03 minutes and run in an easterly direction for a distance of 225.0 feet to the Point of Beginning; thence North 00 degrees 05 minutes 24 seconds West, 210.28 feet; thence South 89 degrees 56 minutes 08 seconds East, 282.29 feet; thence South 00 degrees 24 minutes 33 seconds West, 187.25 feet to the Northerly R.O.W. of Shelby County Road 201; thence along said R.O.W., South 85 degrees 22 minutes 23 seconds West, 281.54 feet to the Point of Beginning.