

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
(Name) James D. Howard  
(Address) 540 Cly Rd 95  
Calera, AL 35040

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stew.**  
20020725000345400 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
07/25/2002 13:23:00 FILED/CERTIFIED X

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

That in consideration of One Hundred Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles E. Baxley and wife, Clara F. Baxley  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James D. Howard and Brenda S. 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:

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama, and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 1033.09 feet to a point on the Southerly right of way line of Alabama Highway No. 25; thence turn a deflection angle of 90 degrees 07 minutes 00 seconds left and run Westerly along said right of way line a distance of 200.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 250.07 feet to a point; thence turn a deflection angle of 89 degrees 24 minutes 38 seconds left and run Southerly a distance of 1,010.72 feet to a point on the South line of the SE 1/4 of the NE 1/4 of said Section 5; thence turn a deflection angle of 88 degrees 18 minutes 13 seconds left and run Easterly along said Quarter-Quarter line a distance of 249.94 feet to a point; thence turn a deflection angle of 91 degrees 41 minutes 02 seconds left and run Northerly a distance of 1,020.66 feet to the point of beginning.  
According to survey of Joseph E. Conn, Jr., RLS #9049, dated January 16, 1990.  
Situating in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama as shown by conveyance recorded in Instrument #1993-06903, in Probate Office.  
Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.  
\$90,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of July, 2002.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Charles E Baxley (Seal)  
Charles E. Baxley  
Clara F Baxley (Seal)  
Clara F. Baxley

**STATE OF ALABAMA**  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles E. Baxley and Clara F. Baxley 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 24th day of July, A. D., 19 2002  
My Commission Expires: 10/16/04  
Colas F. Oliver  
Notary Public.