

SEND TAX NOTICE TO:

Jimmy and Glenda Howell

1532 Napoleon Drive

Alabaster, Alabama 35007

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ^{\$ 5,000.} ~~One Thousand and no/100 Dollars~~ ^{5,000.} (\$1,000.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Roger N. Wheeler**, a married man (herein referred to as grantors) do grant, bargain, sell, and convey unto **Jimmy Howell** and wife, **Glenda Howell** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the North half of Section 22, Township 21 South, Range 3 West, being a part of the same land described in deeds to Roger N. Wheeler, recorded in Instrument Numbers 1992-11111 and 26504 of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at a 3" capped pipe, found for the Southwest corner of the Northeast Quarter of said Section 22;

Thence S 89° 47' 47" W, along the South line of the North half of said Section, a distance of 204.74 feet to a ½" rebar, stamped "Farmer" found at the Southeast corner of Lot 4 of Windy Oaks Subdivision as recorded in Map Book 15 at page 113;

Thence N 01° 32' 07" W, along the East line of said subdivision, a distance of 600.46 feet to a ½" rebar, stamped "Farmer" found;

Thence N 88° 27' 20" E, along the East line of said subdivision, a distance of 154.73 feet, to a ½" rebar, stamped "Farmer" found;

Thence N 01° 46' 16" W, along the East line of said subdivision, a distance of 199.79 feet to a ½" rebar, stamped "Farmer" found;

Thence N 88° 17' 14" E, along the East line of said subdivision, a distance of 50.12 feet to a ½" rebar, stamped "Farmer" found on the west line of Willow Glen, Second Sector as recorded in Map Book 8, Page 102;

Thence S 01° 37' 34" E, along the West line of said subdivision, a distance of 149.48 feet to a ¾" crimped iron pipe, found;

Thence N 89° 55' 43" E, along the South line of said subdivision, a distance of 200.72 feet to a 10" oak tree;

Thence S 01° 30' 25" E, a distance of 325.99 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502";

Thence S 89° 55' 43" W, a distance of 200.35 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502";

Thence S 01° 34' 19" E, a distance of 329.70 feet to the point of beginning, the herein described parcel contains 4.559 acres of land.

ALSO:

A non-exclusive easement for ingress and egress and installation of utilities over and along the following described property:

Beginning at a 3" capped pipe, found for the Southwest corner of the Northeast Quarter of said Section 22;

Thence S 89° 59' 31" E, along the South line of the North half of said Section, a distance of 180.44 feet to a PK nail, found;

Thence N 01° 34' 13" W, a distance of 24.98 feet to a 3/8" rebar, found;

Thence N 89° 59' 31" W, a distance of 180.44 feet, to a point;

Thence S 01° 34' 19" E, a distance of 24.98 feet to the point of beginning.

According to the survey of Sid Wheeler, Registered Professional Land Surveyor No. 16165, dated November 22, 2001.

The above described property constitutes no part of the homestead of Grantor or his spouse.

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, I, or each of us, have hereunto set my or our hands and seals, this 27 day of November, 2001.

 (SEAL)
Roger N. Wheeler

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Roger N. Wheeler**, 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 27 day of November, 2001.

 (SEAL)
Notary Public