


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


20040220000089620 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/20/2004 15:35:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 Dollars (\$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:

Commence at the Southwest corner of the SW ¼ of the NE ¼ of Section 22, Township 21 South, Range 3 West; thence run Easterly and along the South line for 180.36 feet to the point of beginning; thence turn 91 degrees 36 minutes to the left and run Northerly for 25.0 feet; thence turn 91 degrees 36 minutes to the right and run Easterly for 20.42 feet; thence turn 91 degrees 36 minutes to the left and run northerly for 631.04 feet; thence turn 91 degrees 36 minutes to the right and run Easterly for 197.63 feet; thence turn 88 degrees 24 minutes to the right and run Southerly for 656.04 feet to a point on the South line of said SW ¼ of the NE ¼ of Section 22; thence turn 91 degrees 36 minutes to the right and run Westerly and along said South line for 218.05 feet to the point of beginning. According to survey of Huddie Dansby, RLS #9128, dated July 6, 1989. Situated in Shelby County, Alabama.

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 11 day of January, 2002.



Roger N. Wheeler (SEAL)

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 11 day of January, 2002.



Notary Public (SEAL)