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SEND TAX NOTICE TO:

(Name) Geraldine Howell and Danny Howell

(Address) 4323 Hwy. 10

Montevallo, AL. 35115

This instrument was prepared by:



20040604000299190 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
06/04/2004 11:33:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Doris F. Herron, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Geraldine Howell and Danny 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:

TRACT A: A parcel of land located in the Southwest quarter of the Southwest Quarter of the Northwest quarter of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the accepted Northwest corner of said Section 12, Township 20 South, Range 4 West, said corner being a found 3" capped pipe; then go South along the West line of said Section 12 a distance of 1992.72 feet to a 2" pipe, being the Point Beginning (P.O.B.) of Tract A herein described; then continue on the same course and go a distance of 180.00 feet to a set 1/2" rebar; then turn left 106 degrees minutes 41 seconds and go in a Northeasterly direction a distance of 233.50 feet to a set 1/2" rebar; then turn left 30 degrees 39 minutes 32 seconds and go in a Northeasterly direction a distance of 56.12 feet to a set 1/2" rebar; then turn right 9 degrees 17 minutes 11 seconds and go in a Northeasterly direction a distance of 79.76 feet to a set 1/2" rebar on the West right-of-way line of Shelby County Highway No. 10; then turn left and go in a Northwesterly direction along the said West right-of-way line and along the arc of a curve having a Radius of 2824.93 feet and being concave to the Southwest, a distance of 26.60 feet to a found 2" pipe; then turn left 72 degrees 32 minutes 40 seconds from the chord of said curve and go in a Westerly direction a distance of 316.22 feet to the P.O.B.; said parcel contains 0.91 acres, more or less, and being subject to any and all easements of record, including the ingress/egress easement described below as "Easement E"; this according to my survey dated 5/21/04.

ALSO, A NON EXCLUSIVE EASEMENT:

EASEMENT E: An easement for ingress/egress located in the Southwest quarter of the Southwest Quarter of the Northwest quarter of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the accepted Northwest corner of said Section 12, Township 20 South, Range 4 West, said corner being a found 3" capped pipe; thence go South along the West line of said Section 12 a distance of 1992.72 feet to a 2" pipe; then turn left 90 degrees 31 minutes 52 seconds and go in an Easterly direction a distance of 316.22 feet to a 2" pipe on the West right-of-way line of Shelby County Highway No. 10; then turn right and run in a Southwesterly direction along the said West right-of-way line and along the arc of a curve having a Radius of 2824.93 feet and being concave to the Southwest, a distance of 26.60 feet to a set 1/2" rebar being the Point-of-Beginning of the Easement E herein described, said easement being 15 feet wide and being on the right side of the following described line; then turn right 69 degrees 54 minutes 10 seconds from the chord of said curve and go in a Southwesterly direction, along the Southeast line of Tract A, a distance of 79.76 feet to a set 1/2" rebar; then turn left 9 degrees 11 minutes 11 seconds and go in a Southwesterly direction, along the Southeast property line of Tract A, a distance of 56.12 feet to a set 1/2" rebar; then turn left 3 degrees 30 minutes 01 seconds and go in a Southwesterly direction a distance of 39.88 feet to a point; then turn right 37 degrees 30 minutes 03 seconds and go in a Southwesterly direction a distance of 135.26 feet to a point on the East property line of Tract C; then turn left 61 degrees 06 minutes 34 seconds and go in a Southeasterly direction along the East property line of said Tract C a distance of 231.20 feet to the end of said easement at the north line of Tract D; this according to my survey dated 5/21/04.

According to the survey of Robert D. Shaw, dated May 21, 2004

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 have hereunto set my hand(s) and seal(s), this 4 day of June, 2004.

WITNESS:

(Seal)
(Seal)
(Seal)

Doris F. Herron (Seal)
Doris F. Herron (Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris F. Herron 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of June A. D., 20 04

NOTARY PUBLIC

Marta A. Wilder