

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20040830000485410 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
08/30/2004 16:00:00 FILED/CERTIFIED

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Christina R. Howard
(Address) 540 G. Rd 95
Calera, AL 35040
MINIMUM VALUE: \$5,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$5000.00 BSN

That in consideration of **ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JAMES D. HOWARD and wife, BRENDA G. HOWARD**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CHRISTINA R. HOWARD**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL I

Part of the N 1/2 of the SW 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West, run Northerly along the quarter line 381.31 feet; thence run S 89 deg. 48' E 16.46 feet to a point on the West margin of a public gravel (presently paved) road (Lucas Lane); thence run along said road margin N 03 deg. 15' W 51.8 feet to the Point of Beginning of the tract herein described, thence continue N 03 deg. 15' W along said road margin 100.65 feet; thence S 88 deg. 54' 33" W 398.66 feet; thence run S 02 deg. 56' E (old deed) S 02 deg. 56' 50" E (measures) 117.05 feet; thence run N 86' 32' E 399 feet to the Point of Beginning.

The above designated legal description was derived from survey of Olden G. Webb, III, L.S., Registration Number 11847, dated August 11, 2004.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 26th day of August, 2004.

James D. Howard
JAMES D. HOWARD
Brenda G. Howard
BRENDA G. HOWARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JAMES D. HOWARD and wife, BRENDA G. HOWARD**, 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 26th day of August, 2004.

Sandra L. Johnson
Notary Public
My commission expires: 4-27-2005