

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076



20040928000536560 Pg 1/2 21.00
Shelby Cnty Judge of Probate, AL
09/28/2004 13:33:00 FILED/CERTIFIED

Send Tax Notice to: Nina Scardino Coe

(Name) and Bernard Leon Howard, Jr.

(Address) _____

MINIMUM VALUE: \$5,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BERNARD LEON HOWARD, JR. and wife, LINDA MIMS HOWARD; and NINA SCARDINO COE and husband, JOHN C. COE, JR.

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

BERNARD LEON HOWARD, JR. and NINA SCARDINO COE

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Commence at the SW corner of Section 15, Township 22 South, Range 3 West; thence N 1°15'00" W, a distance of 670.35'; thence N 90°00'00" W, a distance of 181.67'; thence N 1° 07'00" W, a distance of 100.41'; thence N 11°39'00' W, a distance of 222.56' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 222.29'; thence N 55°58'12" W, a distance of 124.66'; thence N 27°11'04" E, a distance of 165.37'; thence S 70°30'55" E, a distance of 21.43'; thence S 77°29'29" E, a distance of 255.11'; thence S 77°13'00" E, a distance of 40.00'; thence S 31°59'45" E, a distance of 93.78'; thence S 03°52'52" W, a distance of 211.38'; thence S 74°56'49" W a distance of 280.63' to the POINT OF BEGINNING. Said Parcel containing 2.81 acres, more or less.

THE ABOVE DESIGNATED LEGAL DESCRIPTION WAS DERIVED FROM UPDATED SURVEY OF RODNEY Y. SHIFLETT, P.L.S. 21784, DATED SEPTEMBER 7, 2004.

SUBJECT TO:

Existing driveway easement as depicted upon the above referenced updated survey, as well as other rights, reservations and restrictions of record.

SOURCE OF TITLE: Statutory Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #2001-36200.

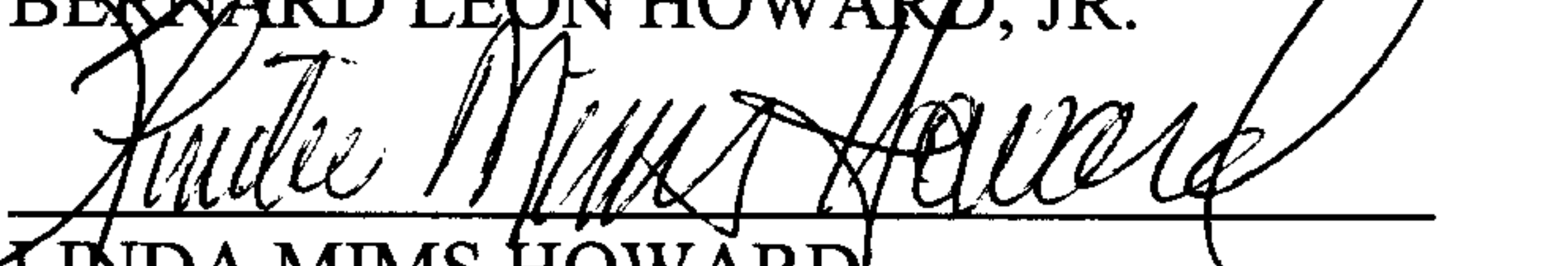
NINA SCARDINO COE AND JOHN C. COE, JR. JOIN IN THIS CONVEYANCE, AS GRANTORS, FOR THE PURPOSE OF SATISFYING ALL TERMS OF THAT CERTAIN LEASE AGREEMENT WITH FIRST OPTION TO PURCHASE EXECUTED BY AND BETWEEN BERNARD LEON HOWARD, JR. (AS LESSOR) AND NINA SCARDINO COE AND JOHN C. COE, JR. (AS LESSEES), DATED DECEMBER 18, 2001; AND THIS WARRANTY DEED SHALL SUPERSEDE ANY AND ALL TERMS OF SAID LEASE AGREEMENT.

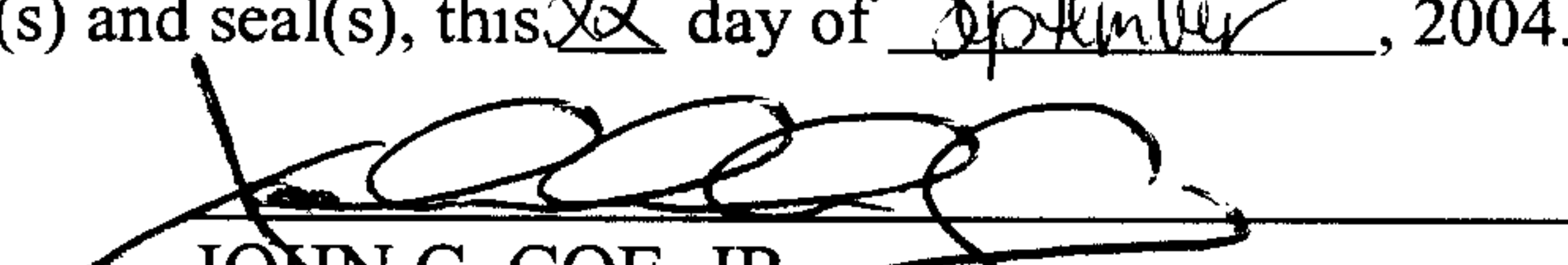
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

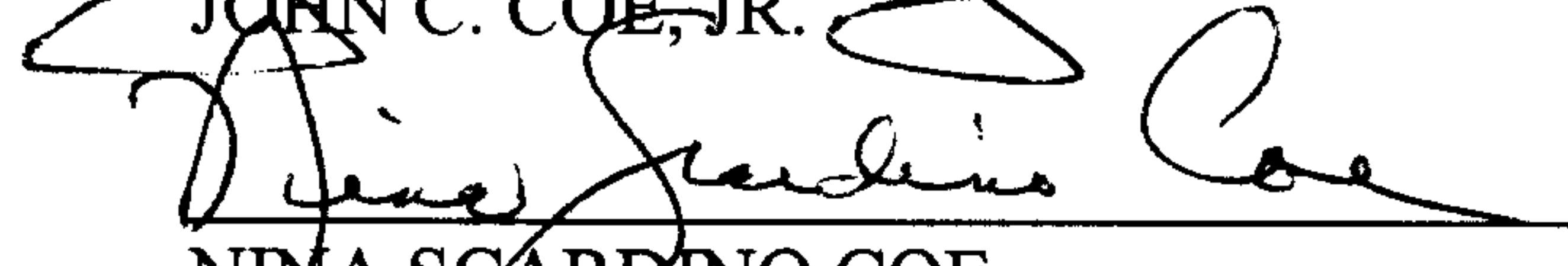
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 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 22 day of September, 2004.


BERNARD LEON HOWARD, JR.


LINDA MIMS HOWARD


JOHN C. COE, JR.


NINA SCARDINO COE

STATE OF ALABAMA)
COUNTY OF Shelby)

20040928000536560 Pg 2/2 21.00
Shelby Cnty Judge of Probate, AL
09/28/2004 13:33:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bernard Leon Howard, Jr.**, 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 21st day of September, 2004.

[Signature]
Notary Public
My commission expires: 2/13/07

STATE OF ALABAMA)
COUNTY OF Tuscaloosa)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda Mims Howard**, 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 22 day of September, 2004.

[Signature]
Notary Public
My commission expires: _____

MY COMMISSION EXPIRES DECEMBER 19, 2007

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John C. Coe, Jr. and Nina Scardino Coe**, 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 21st day of September, 2004.

[Signature]
Notary Public
My commission expires: 2/13/07