20060307000105780 1/2 \$24.00 Shelby Cnty Judge of Probate, AL 03/07/2006 10:10:09AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY: DOUGLAS L. KEY, ATTORNEY AT LAW POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
DAN L. HOWARD and wife, PATRICIA A. HOWARD
POST OFFICE BOX 55
MONTEVALLO, ALABAMA 35115

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

#10,000°

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 acknowledged, we, DAVID M. MINSHEW, II, an unmarried man, and DAN L. HOWARD, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAN L. HOWARD and wife, PATRICIA A. HOWARD, (herein referred to as Grantees) as joint tenants 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:

Lot 213, according to the Amended Map of Phase II, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2006, which are a lien but not yet due and payable until October 1, 2006.
- 2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-32578; Inst. No. 1995-34622 and Inst. No. 1996-14611 in Probate Office.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1995-17307 in the Probate Office.
- 4. Restrictions, limitations and conditions as set out in Map Book 22, Page 67 in the Probate Office.
- 5. Non-exclusive perpetual easement for ingress, egress and utilities as set out in Inst. No. 19893-37546 and assigned in Inst. No. 1993-40410 and Inst. No. 1995-6002 in the Probate Office.
- 6. Covenants and agreement for water service and tap fees as set out in Inst. No. 1994-6003 in the Probate Office.

THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF DAN L. HOWARD AND HIS SPOUSE.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Din Minit
DAVID M. MINSHEW, II

STATE OF ALABAMA

COUNTY OF SHELBY

20060307000105780 2/2 \$24.00 20060307000105780 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 03/07/2006 10:10:09AM FILED/CERT

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DAVID M. MINSHEW, II, an unmarried man, and DAN L. HOWARD, a married man, 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 3 day of March 2006.

NOTARY PUBLIC
My Commission Expires: 10 - 3/-2007

Shelby County, AL 03/07/2006 State of Alabama Deed Tax: \$10.00