

**Send Tax Notice to: C.D. Howard & Merle H. Howard
1261 Greystone Parc Drive
Birmingham, Al 35242**

**THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051**

GENERAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and Affection and the sum of One Dollar & other good and valuable consideration**, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, **C. D. HOWARD and wife, MERLE H. HOWARD**, (herein referred to as grantors) do grant, bargain, sell and convey unto ourselves, **C.D. HOWARD and MERLE H. HOWARD** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 00 degrees, 09 minutes, 21 seconds West, 1015.00 feet to the point of beginning; thence North 74 degrees, 51 minutes, 18 seconds West, 2855.85 feet; thence South 44 degrees, 42 minutes, 00 seconds East, 307.00 feet; thence South 11 degrees, 49 minutes, 26 seconds East, 96.12 feet; thence South 71 degrees, 08 minutes, 20 seconds East, 2662.84 feet; thence North 00 degrees, 09 minutes, 21 seconds East, 427.00 feet to the point of beginning. Constituting approximately 20.04 acres.

Together with rights of ingress, egress, and utilities for the benefit of the Property created and existing that certain Declaration of Easements for Ingress, Egress, and Utilities, as referenced in deed to Grantors dated April 17, 2005, and recorded as Inst. No. 20050415000178630, in the Office of the Judge of Probate of Shelby County, Alabama .

Subject, however, to the following:

1. Ad valorem taxes for the current year and for all subsequent years;
2. Declaration of Easements, Protective Covenants, and Restrictions for Pioneer Lake, a Recreational / Residential Subdivision, dated of even date herewith, from the Grantor, as the declarant thereunder, recorded contemporaneously herewith in the Probate Office;
3. Terms and conditions of that certain Declaration of Easements for Ingress, Egress, and Utilities, dated of even date herewith, from the Grantor, as the declarant thereunder, as recorded in the Probate Office;
4. Transmission Line Permit to Alabama Power Company, recorded in Misc. Book 99, Page 345, and Deed Book 146, Page 398 in the Probate Office, and as shown on Survey of James

- A. Riggins, Reg. No. 9428, dated March 7, 1999, being a 100 foot right of way;
5. Right of Way to Central of Georgia Railroad Company, and as shown on survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999;
6. Riparian rights and rights of other to the use of Hurricane Creek and Pioneer Lake; and
7. 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 deed Book 121, Page 294 and Deed Book 355, Page 694 in the Probate Office.

The purpose of this deed is to sever the joint tenancy with right of survivorship created in Inst. No. 20050415000178630 as recorded with the Shelby County Judge of Probate, and to establish a tenancy in common for each grantee.

TO HAVE AND TO HOLD unto the said GRANTEE, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of Oct, 2006.

C.D. Howard (SEAL)
C.D. Howard

Merle H. Howard (SEAL)
Merle H. Howard

Shelby County, AL 10/20/2006
State of Alabama

Deed Tax: \$10.00

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **C.D. Howard and wife, Merle H. 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 20th day of October, 2006.

Judy R. Davis (SEAL)
Notary Public