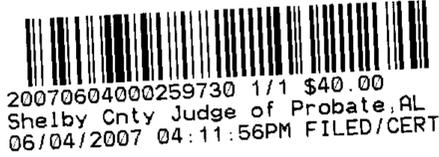


This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076



Notice to: James I. Lanford and  
Juanita Lanford  
275 Oxmoor Road  
Rm. 608  
Birmingham, AL 35209-4705

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-NINE THOUSAND and 00/100----- (\$29,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES D. HOWARD and wife, BRENDA S. HOWARD

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES I. LANFORD and wife, JUANITA LANFORD

(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:

Shelby County, AL 06/04/2007  
State of Alabama

Deed Tax: \$29.00

Lot 30, according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5 page 55 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

Easements, restrictions and rights-of-ways of record.

SOURCE OF TITLE:

AS PER WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR, RECORDED AT INSTRUMENT NUMBER 1995-07217, ON MARCH 20, 1995 IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

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 27 July 2001 day of July, ~~19~~ 2001.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James D. Howard  
JAMES D. HOWARD (Seal)  
Brenda S. Howard  
BRENDA S. HOWARD (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES D. HOWARD and BRENDA S. 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 27 day of July A.D., ~~XX~~ 2001

1-28-2004

Betty Martin