This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20071026000495460 1/1 $16.00
Shelby Cnty Judge of Probate, AL
10/26/2007 11:27:25AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and no/100 ($5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

BILLY JOE HOWARD, A MARRIED MAN

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

MICHAEL HOWARD AND TERESA K. HOWARD, A MARRIED COUPLE

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5 and 6 in Block 5 according to survey of Legion Heights, being situated in the NW ¼ of NW ¼ , Section 30, Township 18, Range 2 East, Shelby County, Alabama, as shown by map of said survey on record in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2007 and subsequent years.

$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

The other grantor in said deed recorded in Book 268, Page 754 dated the 26th day of May 1971, and Book 268, Page 358 dated the 5th day of June 1971, Bobbie Jeane Howard is deceased having died the 29th day of September 1989.

Deed performed without benefit of title and description provided by the grantee(s).

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF HIS OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of October 2007.

Shelby County, AL 10/26/2007
State of Alabama

Deed Tax:$5.00

Billy Joe Howard
BILLY JOE HOWARD

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Billy Joe 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 October 2007.

AMANDA BAILEY NOTARY PUBLIC ALABAMA STATE AT LARGE

Amanda Bailey
Notary Public

My commission expires: 9/20/2008