

This instrument was prepared by:  
Shelby County Abstract & Title Co., Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Kyle Driver  
165 Tree Haven Lane  
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Five Thousand dollars and Zero cents (\$85,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles L. Howell and wife, Sandra Howell (herein referred to as grantors) do grant, bargain, sell and convey unto Kyle Driver and Ashley Driver (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the point where the West line of Old Calera-Birmingham Public Dirt Road crosses the South line of the Northwest Quarter of the Northeast Quarter of Section 16, Township 22, Range 2 West, and run South along said right of way line 24.7 feet to the point of beginning of the lot herein described, which said beginning point is situated North 5 degrees 10 minutes East, 176.3 feet from the point where the South line of John W. Spain land crosses said West right of way line of said lot; from said beginning point, run North along said right of way line 90 feet; thence North 84 degrees 50 minutes West 125 feet; thence south 5 degrees 10 minutes West 90 feet; thence South 84 degrees 50 minutes East 125 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2008.

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, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$ 83,686.00 ) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 2008.

_____	(Seal)	<u>Charles L. Howell</u>	(Seal)
		Charles L. Howell	
_____	(Seal)	<u>Sandra B. Howell</u>	(Seal)
		Sandra Howell	
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

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General Acknowledgment

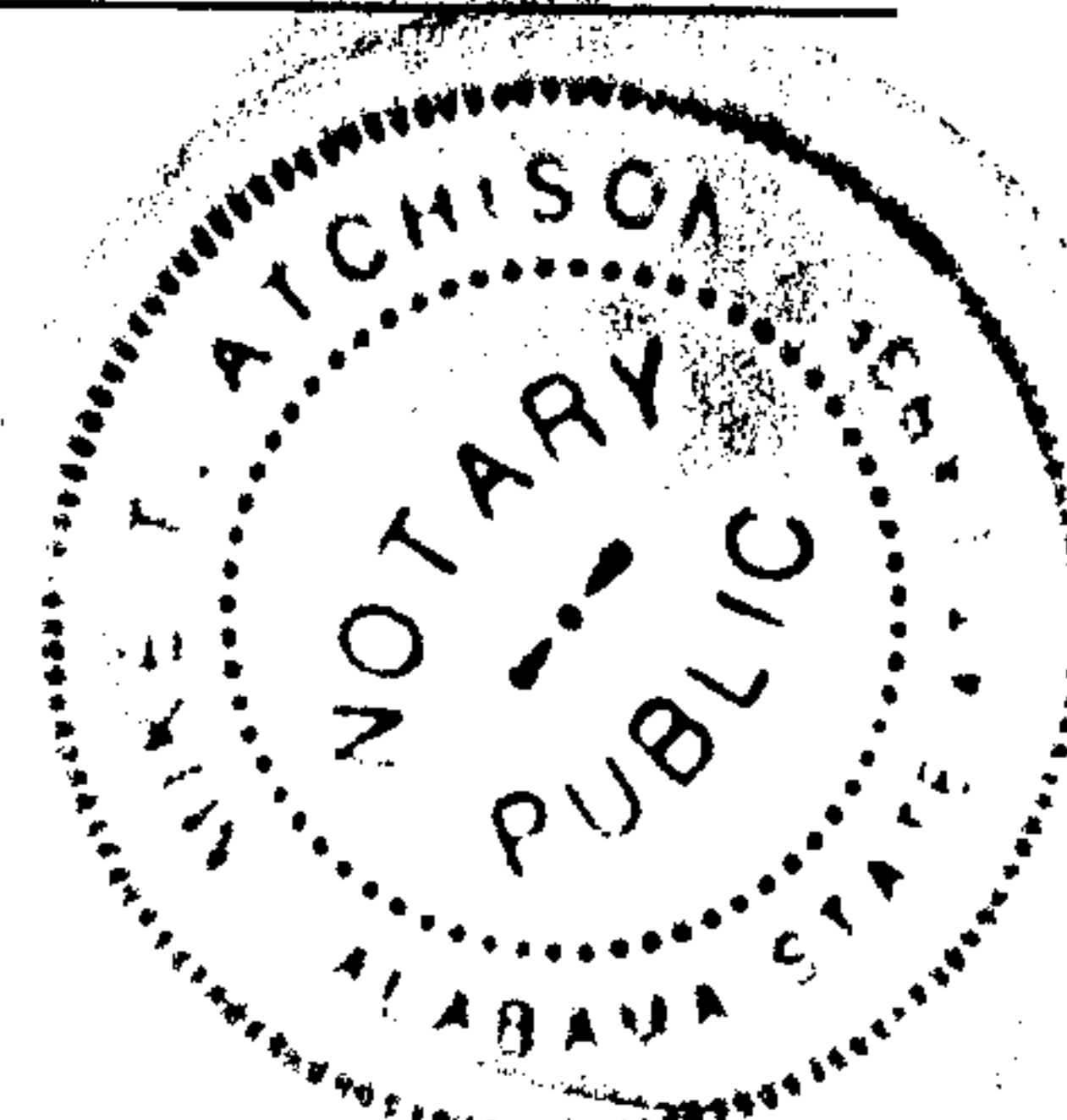
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. Howell and Sandra Howell 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.

20080807000317500 1/1 \$12.50  
Shelby Cnty Judge of Probate, AL  
08/07/2008 10:59:45AM FILED/CERT

[Signature]  
Notary Public  
My Commission Expires  
10-16-08



Shelby County, AL 08/07/2008  
State of Alabama

Deed Tax: \$1.50