

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. 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, AL 35115

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, HAROLD D. CAINE and wife, DELLE H. CAINE, (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:

Unit 5, according to the Survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2010, which are a lien but not yet due and payable until October 1, 2010.
2. Easement(s) to Alabama Power Company as shown and recorded in Real 291, Page 1 in Probate Office.
3. 15 foot easement along the Southerly side and 18 feet on the Northerly side of lot, as recorded on Map Book 14, Page 56.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 299, Page 688 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 90, Page 63 in the Probate Office.
6. Rights of adjoining property owners in any party walls common to the Land and any adjoining Land.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 14, Page 56 in the Probate Office.
8. Encroachment(s) of fence onto or off of the land as shown by the survey of Laurence D. Wiegand dated August 10, 1998.
9. Encroachment(s) of fence into the easement as shown by the survey of Laurence D. Wiegand dated August 10, 1998.
10. Building setback line(s) and easement(s) as shown on recorded plat.

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.



20100915000301280 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
09/15/2010 11:42:33 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13TH day
of SEPTEMBER, 2010.



HAROLD D. CAINE



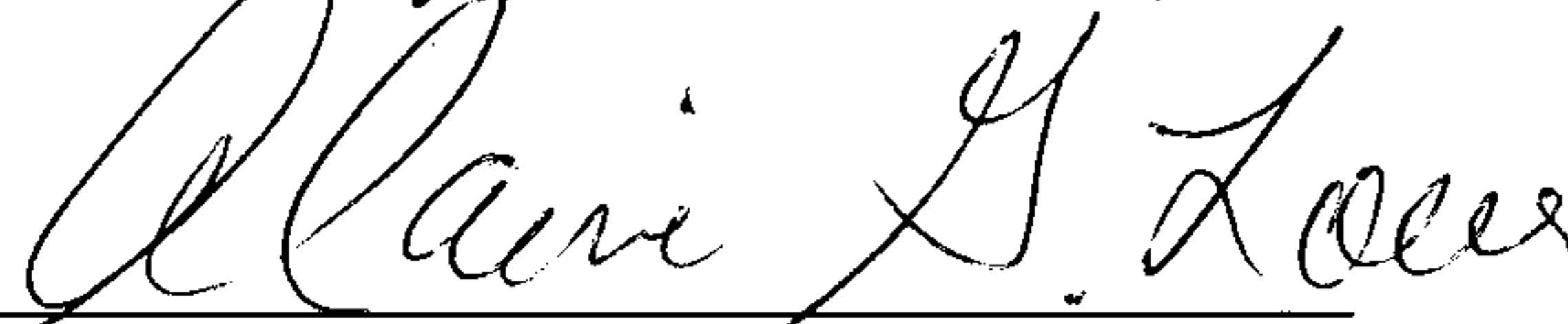
DELLE H. CAINE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify
that HAROLD D. CAINE and wife, DELLE H. CAINE, 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 13TH day of SEPTEMBER, 2010.



NOTARY PUBLIC

My Commission Expires: 10/31/2011

Deed Tax : \$49.00