


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


20111012000303740 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
10/12/2011 03:27:07 PM FILED/CERT

Send Tax Notice to:
Steven J. Howe
531 Highway 48
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand and no/100 Dollars (\$3,000.00), and any 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, **PAUL DANIEL HOWE**, a married man (**herein referred to as grantor**) grant, bargain, sell and convey unto **STEVEN J. HOWE and wife, PATRICIA S. HOWE (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

All my undivided interest in and to the following described property, to-wit:

The NE ¼ of SW ¼ of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Paul D. Howe and Pamela Howe as shown by deed recorded in Instrument #20061120000566710, in Probate Office of Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS SPOUSE.

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.

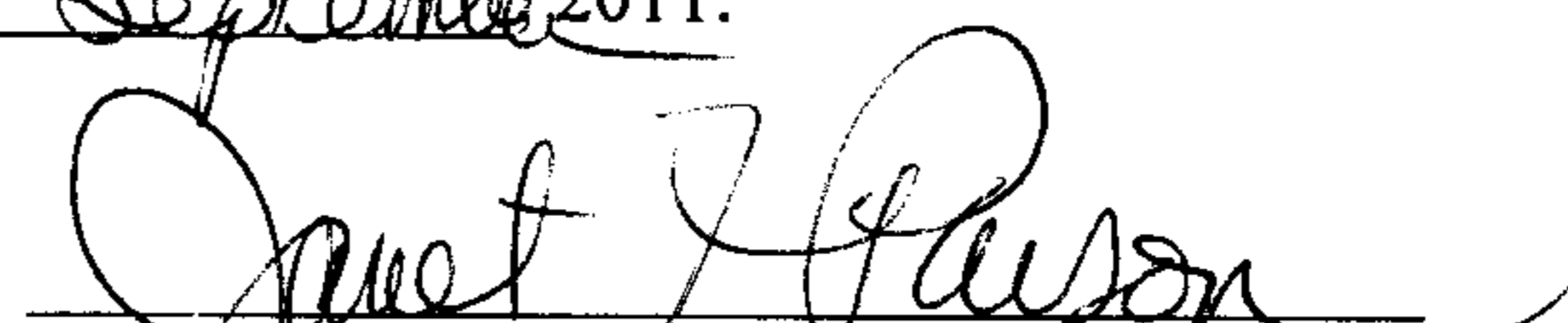
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of September, 2011.


PAUL DANIEL HOWE

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify PAUL DANIEL HOWE, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September 2011.


Notary Public

My commission expires: 10/16/2012

Shelby County, AL 10/12/2011
State of Alabama
Deed Tax: \$3.00