

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

PATRICK LANTRIP  
131 LAKE COTTAGE ROAD  
STERRETT, ALABAMA 35147

**WARRANTY DEED**

Shelby County, AL 04/04/2012  
State of Alabama  
Deed Tax: \$50.00

**STATE OF ALABAMA        )**

**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, J. GARY HOWARD AND WANDA B. HOWARD, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto PATRICK LANTRIP AND MIRANDA LANTRIP (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

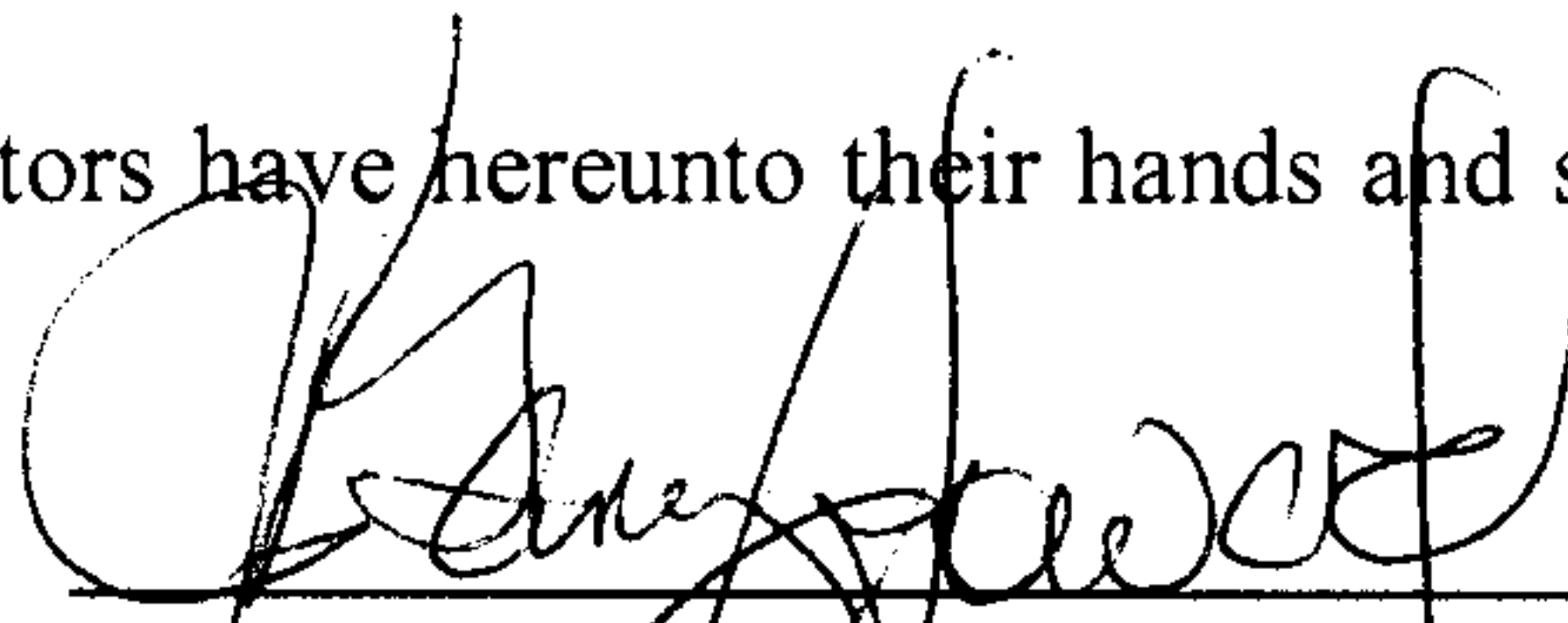
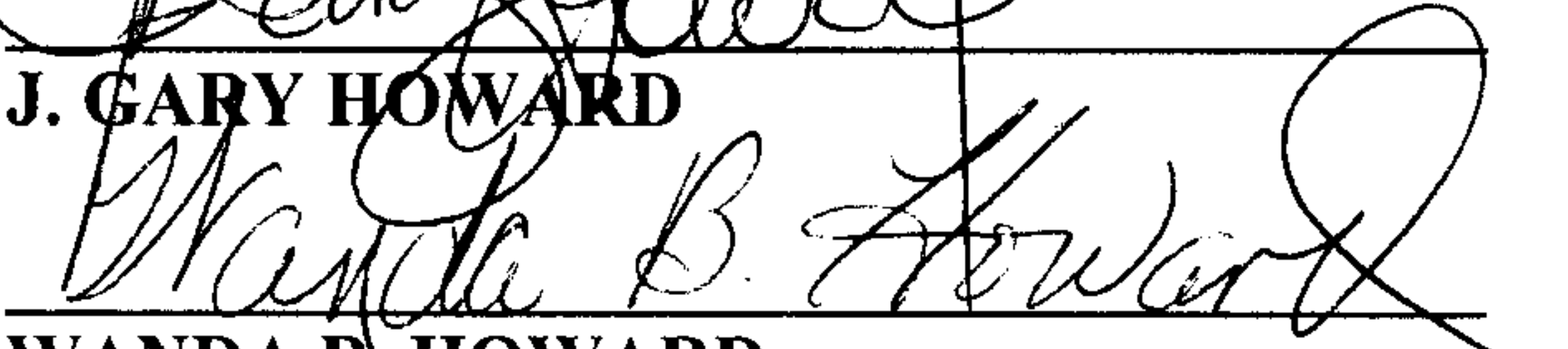
\$200,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto their hands and seals, this 3<sup>rd</sup> day of APRIL, 2012.

  
J. GARY HOWARD  
  
WANDA B. HOWARD

**STATE OF ALABAMA        )**

**SHELBY COUNTY        )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, J. GARY HOWARD AND WANDA B. 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 3<sup>rd</sup> day of APRIL, 2012.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/27/2017





EXHIBIT A

**PARCEL I:**

Commence at the Northwest corner of Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East in Shelby County, Alabama, and run thence Easterly along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 573.36 feet; thence turn 65 degrees 07 minutes right and run Southeasterly 1174.31 feet to the point of beginning; thence continue Southeasterly on the last described course for a distance of 40.0 feet; thence turn 111 degrees 53 minutes left and run Northeasterly 52 feet, more or less, to the center of an unpaved road; thence turn left 62 degrees, more or less, and run Northwesterly along the center of said road 30.0 feet; thence turn left and run Southwesterly 53 feet, more or less, to the point of beginning.

**PARCEL II:**

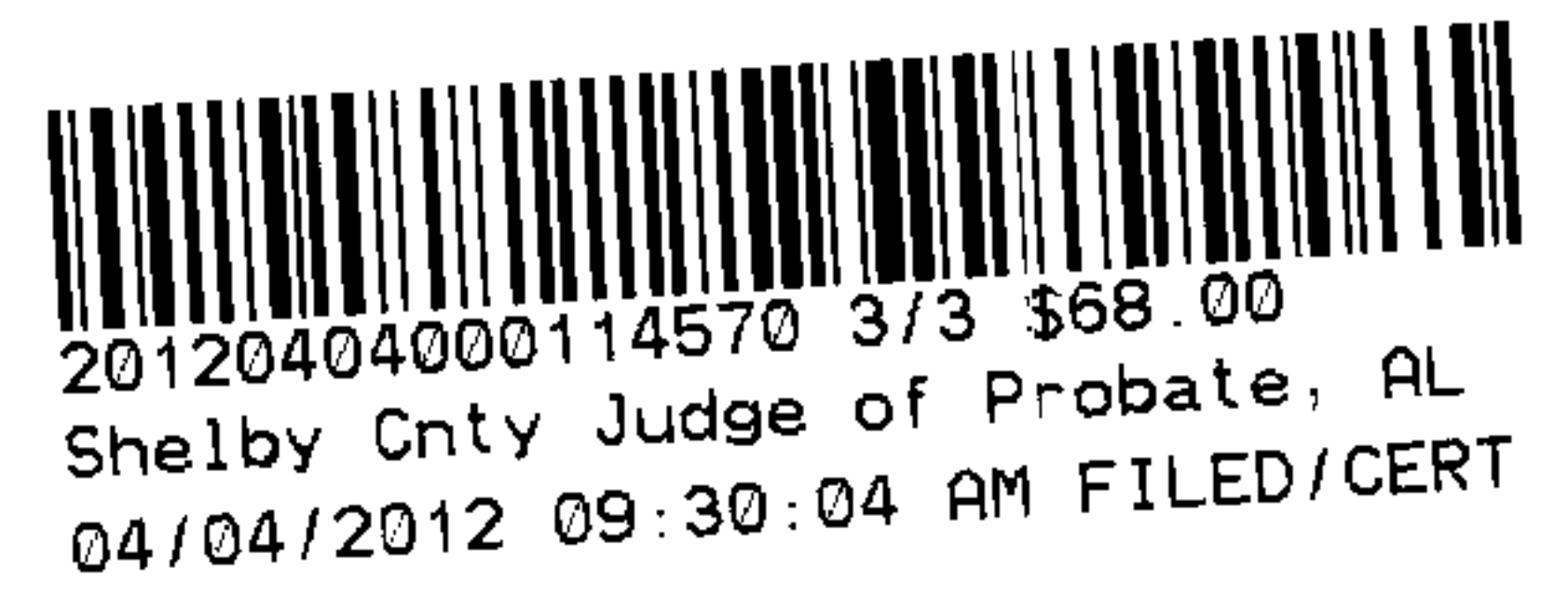
A part of the Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  and a part of the Northwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East, described as follows:

Begin at the Southwest corner of the Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  of said Section and run Northerly along West line thereof 1339.66 feet to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn 89 degrees 28 minutes right and run Easterly along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 573.36 feet; thence turn an angle of 65 degrees 07 minutes right and run Southeasterly 1214.31 feet; thence turn angle of 57 degrees 31 minutes right and run Southwesterly 213.43 feet; thence turn an angle of 2 degrees 43 minutes left and run Southwesterly 183.43 feet; thence turn angle of 4 degrees 32 minutes right and run Southwesterly 120.98 feet; thence turn angle of 3 degrees 50 minutes right and run Southwesterly 75.62 feet; thence turn angle of 11 degrees 23 minutes 30 seconds to left and run Southwesterly 99.75 feet; thence turn angle of 3 degrees 20 minutes left and run Southwesterly 120.12 feet; thence turn 111 degrees 31 minutes 30 seconds right and run Northwesterly 359.61 feet; thence turn 72 degrees 25 minutes 45 seconds left and run Southwesterly 199.34 feet; thence turn angle of 96 degrees 31 minutes 45 seconds right and run Northwesterly 314.62 feet; thence turn 69 degrees 11 minutes left and run Westerly 140 feet to point of beginning.

**PARCEL III:**

A part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East, of the Huntsville Meridian in Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East and run Easterly along the North line of said Quarter-Quarter section 573.36 feet to the point of beginning; thence continue along same course 98.79 feet; thence turn right 70 degrees 18 minutes and run Southeasterly 215.80 feet; thence turn an angle left of 39 degrees 15 minutes and run Southeasterly 58.27 feet; thence right 36 degrees 06 minutes and run Southeasterly 394.33 feet; thence right 1 degree 24 minutes and run Southeasterly 184.60 feet; thence left 3 degrees 22 minutes 30 seconds and run Southeasterly 301.70 feet; thence turn right 69 degrees 02 minutes and run Southwesterly 82.70 feet; thence an angle right of 69 degrees 06 minutes and run Northwesterly 1214.31 feet, less and except previous easement already deeded being more particularly described as follows:



**Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East in Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter section for a distance of 573.36 feet; thence turn 65 degrees 07 minutes right and run Southeasterly 1174.31 feet to the point of beginning; thence continue Southeasterly on the last described course for a distance of 40.0 feet; thence turn 111 degrees 53 minutes left and run Northeasterly 52 feet, more or less, to the center of an unpaved road; thence turn left 62 degrees, more or less, and run Northwesterly along the center of said road 30.0 feet; thence left and run Southwesterly 53 feet, more or less, to the point of beginning, according to Survey of John C. Gustin, III, Registered Land Surveyor, dated March 12, 1976.**

**Situated in Shelby County, Alabama.**