

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100--See Mtg 342-577 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

M. W. ROBERTSON and wife, CLEMMIE ROBERTSON
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOSEPH ELIAS GARNEM and SONIA GARNEM
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the West half of the Northeast Quarter of the Northeast Quarter of Section 27, Township 19 South, Range 1 East, described as follows:
Begin at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 27, Township 19 South, Range 1 East; thence run North along the West line of said quarter-quarter section a distance of 281.77 feet to the South Right of Way line of State Hwy. Project No. F-214(20), now under construction; thence turn an angle of 71 degrees 07 minutes 14 seconds to the right and run along said right of way line a distance of 697.62 feet to the East line of the West half of said quarter-quarter section; thence turn an angle of 108 degrees 39 minutes 25 seconds to the right and run South along the East line of the West half of said quarter-quarter section a distance of 505.35 feet to the Southeast corner of the West half of said quarter-quarter section; thence turn an angle of 90 degrees 02 minutes 08 seconds to the right and run West along the South line of said quarter-quarter section a distance of 662.06 feet to the point of beginning. Mineral and mining rights excepted.

** Continued below

This conveyance is subject to the following:

1. Taxes for the year 1975 and thereafter.
 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
 3. Rights of ways to Ala. Power Co. as recorded in Volume 104, Page 459; and Vol. 111, Page 138, Probate Office of Shelby County, Alabama.
- TO HAVE AND TO HOLD to the said GRANTEES 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 of reversion.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th day of October, 1974

WITNESS:

(Seal)

(Seal)

(Seal)

M. W. ROBERTSON
CLEMMIE ROBERTSON

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. W. Robertson and wife, Clemmie Robertson whose name s 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 15th day of October, A. D. 1974.

** \$7,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Notary Public.

My Commission Expires May 8, 1978