

This instrument was prepared by

(Name) Charles E. Caffee

(Address) 3045 Montgomery Highway, Birmingham, Alabama 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

mtg 358-239

That in consideration of Forty Eight Thousand Five Hundred and No/100 -----Dollars (\$48,500.00)

to the undersigned grantor, Redmont Development Company, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary B. Garrett and wife, Sharon I. Garrett

(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.

Lot 1, in Block 2, according to the map and plat of Mission Hills, First Sector, as recorded in Map Book 6, Page 47, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, 1976.

Also subject to easements, rights of way, restrictions or limitations of record, if any.

\$38,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

BOOK 301 PAGE 151

19760927000092080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/27/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 27 PM 2:24
Deed for 10-00
Conced by 3-2-10-00
JUDGE OF PROBATE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Hatton Sanders who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of September 1976

ATTEST:

Redmont Development Company, Inc.

By Hatton Sanders President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Hatton Sanders whose name as President of Redmont Development Company, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 21st day of September

19 76

Elizabeth S. Hawkins
Notary Public