

✓ THIS INSTRUMENT WAS PREPARED BY:
 J. Dan Taylor, Smyer, White, Taylor,
 Evans & Putt
 2025 Fourth Avenue North
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:
 James H. Garner
 6122 Valley Station Rd
 Helena, Alabama 35080

STATE OF ALABAMA
 COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWELVE THOUSAND NINE HUNDRED DOLLARS & 00/100 (\$12,900.00) to the undersigned grantor, AWTREY BUILDING CORPORATION, INC. a corporation, (hereinafter referred to as GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES H. GARNER and ELIZABETH A. GARNER, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 8, according to the survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

The grantee as part of the consideration hereby assumes mortgage recorded in Mortgage Book 409, page 783 in the Probate Office of Shelby County, Alabama; and does agree to pay same on the terms and in the manner therein specified.


\$8,600.00 of the cash consideration recited herein is secured by a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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, 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, H. ALBERT AWTREY, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April, 1984.

ATTEST:

AWTREY BUILDING CORPORATION, INC.


 H. ALBERT AWTREY, ITS PRESIDENT

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that H. ALBERT AWTREY President of AWTREY BUILDING CORPORATION, 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.

BOOK 355 PAGE 173

Given under my hand and official seal this the 30th day of April, 1984.

My Commission Expires: 8-27-86

NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY -1 AM 9:16

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Deed TAX	4.50
Rec	3.00
Ind	1.00
	<hr/> 8.50