

(Name) Mary Ann Talley
Bobby Wayne Garner

(Address) 410 Meadowlark Place
Montevallo, Alabama 35115

(Name) Larry R. Newman, Attorney At Law

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA }
Shelby _____ COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifteen Thousand Five and 53/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth M. Talley, an unmarried man and Mary Ann Talley, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Mary Ann Talley and Bobby Wayne Garner
(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 11, in Block 1, according to the Survey of Willow Glen, as recorded in Map-
Book 7, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

This deed is given pursuant to order of divorce granted in Shelby County, Alabama, in 1989.

104-105

329 PAGE 400

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, 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

day of February, 1991.

WITNESS:

_____ (Seal)

____ (Seal)

_____ (Seal)

STATE OF ~~MISSISSIPPI~~ TENNESSEE
Washington COUNTY }

1. the undersigned authority, a Notary Public in and for said County, in said State.

hereby certify that Kenneth R. Talley
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 6th day of February A.D., 19 91

Commission expires: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Mary Ann Talley, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 8 day of February, 1991.

[Signature]
Notary Public

My commission expires; 1-02-92

BOOK 329 PAGE 401

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

91 FEB 14 AM 9:58

[Signature]
JUDGE OF PROBATE

1. Deed Tax	15.50
2. Mfg Tax	5.75
3. Recording Fee	2.00
4. Indexing Fee	1.05
5. No Tax Fee	
6. Certified Fee	
Total	24.30

BOOK 329 PAGE 401

RETURN TO:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by:

METRO TITLE SERVICE, INC.

3021 Lorna Road, Suite 310A

Birmingham, Alabama 35216

(205) 823-0209