

This instrument was prepared by

Send Tax Notice To: Mr. & Mrs. Robert E. Lee Garner
name
913 Water Willow Court, Birmingham, AL
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(Address) 1200 AmSouth/Harbert Plaza, Birmingham, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY
KNOW ALL MEN BY THESE PRESENTS,
That in consideration of Eighty Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MICHAEL D. MARTIN and BARBARA H. MARTIN, husband and wife,
(herein referred to as grantors) do grant, bargain, sell and convey unto
ROBERT E. LEE GARNER and SUZANNE M. 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 3517, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16, Page 113,
in the Office of the Judge of Probate of Shelby County, Alabama.

- Subject to advalorem taxes for the current tax year and the following:
1. Reservations, conditions, agreements and covenants as set forth in deed recorded in Instrument #1993-04492.
 2. Restrictions, conditions and limitations as set forth in deed recorded in Instrument #1992-24277.
 3. Easements to Alabama Power Company in Instrument #1993-14124.
 4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) in Misc. Book 14, page 536,; Misc. Book 17, page 550; Deed Book 246, page 889 and Instrument #1992-24273.
 5. Mineral and mining rights and all rights incident thereto, reserved in Deed Book 127, page 146.
 6. Protective covenants and other rights of Baneberry Lake Subdivision in Real Volume 246, page 889.
- Inst # 1998-15815

05/01/1998-15815
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 17TH
day of April, 19 98

WITNESS

MICHAEL D. MARTIN (Seal)
BARBARA H. MARTIN (Seal)

STATE OF ALABAMA
Jefferson COUNTY
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Michael D. Martin and Barbara H. Martin, husband and wife,
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 17th day of April, A. D., 19 98
Susan M. Jones Notary Public

Return To:
Alabama Title Co., Inc.

Inst # 1998-15815