

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE.
This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Gary W. Garner

(Address)

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 6/89

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Thousand Four Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Carol C. Rose, a unmarried woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Gary W. Garner

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama and run thence South 88 deg. 56 min. 15 sec. West along the South line of said 1/4 - 1/4 a distance of 620.10 feet to a steel rebar corner on the Southeasterly right of way line of the Heart of Dixie Railroad right of way; thence run North 53 deg. 31 min. 46 sec. East along the South right of way line of said railroad a distance of 200.54 feet to the P.C. of a curve to the right having a central angle of 31 deg. 27 min. 08 sec. and a radius of 920.34 feet; thence run along the arc of said railroad curve an arc distance of 505.22 feet to a capped steel corner on the East line of said 1/4 - 1/4; thence run South 01 deg. 34 min. 33 sec. West a distance of 284.52 feet to the point of beginning, containing 2.60 acres, more or less. Property is subject to any and all easements, agreements, restrictions and/or limitations of probated record and/or applicable law.

Inst * 1999-25198

06/15/1999-25198
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 19.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hand(s) and seal(s), this 15th day of June 1999

(Seal) Carol C. Rose (Seal)
Carol C. Rose (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgement

the undersigned authority

I, Carol C. Rose, a Notary Public in and for said County, in said State, hereby certify that Carol C. Rose whose name is Carol C. Rose signed to the foregoing conveyance 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 and official seal this 15th day of June A.D. 1999

Martha S. Wilder
Notary Public