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STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/100 Dollars to the undersigned grantors, Alvin R. Garrett and wife, Avis Mae Garrett, in hand paid by Ralph H. Garrett and wife, Betty Frances Garrett, the receipt whereof is acknowledged, we, the said Alvin R. Garrett and wife, Avis Mae Garrett, do grant, bargain, sell and convey unto the said Ralph H. Garrett and wife, Betty Frances Garrett, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West and thence run North, 2 degrees 30 minutes West, along the eastern boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18, 1131 feet, more or less, to the point of intersection of the east boundary line of said last named forty with the South right of way line of the Columbiana paved road; thence along the South line of said road South, 86 degrees West, 949 feet to a concrete post corner of lot owned by E. Naish; thence run South 1 degree 50 minutes West, to the point of beginning; thence continue in the same direction 36 feet to the northwest of lot owned by Alvin and Avis Garrett; thence along said Garrett lot, North 57 degrees 25 minutes East, 201.6 feet; thence North, 32 degrees 35 minutes West, 42 feet; thence in a Southwesterly direction in a straight line to the point of beginning;

Also, commencing on the South line of the Columbiana road at the Northeast corner of J. E. Naish lot; said point being marked by a concrete post and from said beginning point run South 1 degree 50 minutes West 430 feet to the point of beginning of the lot herein conveyed; thence North, 57 degrees and 25 minutes East 201.6 feet; thence South 32 degrees 35 minutes East, 33 feet; thence South 54 degrees 25 minutes West, and parallel with the North boundary line of said lot 217 feet, more or less, to the West boundary line of said lot, thence North, 1 degree 50 minutes East, 33 feet to the point of beginning.

All the above described land being situated in SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama

To have and to hold unto the said Ralph H. Garrett and wife, Betty Frances Garrett, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intentions 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 the event grantees herein shall decide to sell said premises prior to the death of said grantors, grantors reserve the right to buy said premises at the then fair market value.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 15th day of November, 1963.

Alvin R. Garrett IS

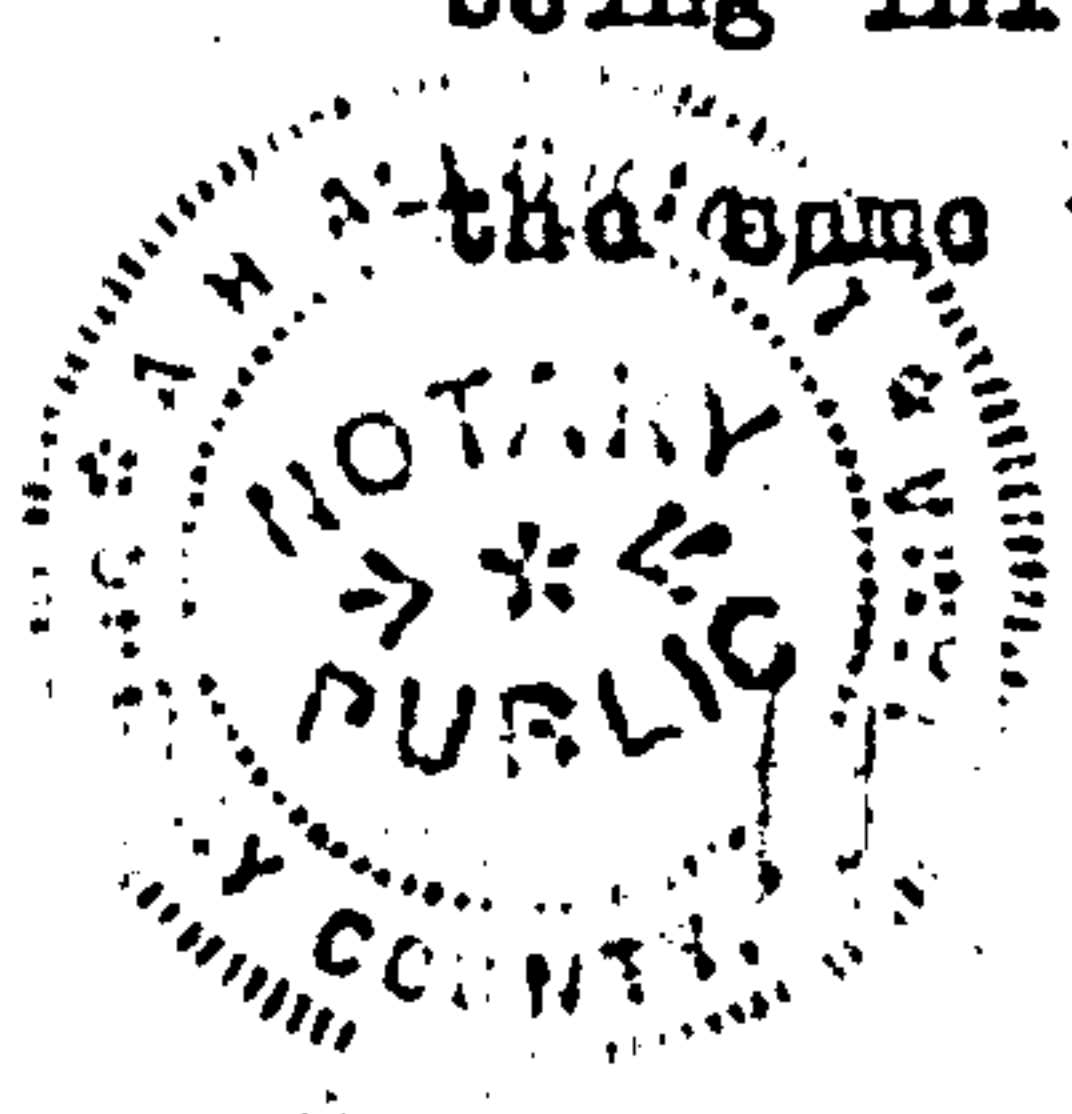
Avis Mae Garrett IS

STATE OF ALABAMA)

SHELBY COUNTY)

I, A. H. Allbright, a Notary Public, in and for said County, in said State, hereby certify that Alvin R. Garrett and wife, Avis Mae Garrett, whose names 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.

A. H. Allbright
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11-16 1963
RECORDED & \$1 MTG. TAX
& \$32 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jauler
JUDGE OF PROBATE