

This instrument was prepared by

(Name) Phillip J. Sarris 9339

(Address) 1920 Mayfair Drive, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Forty-One Thousand and no/100 Dollars-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Elve L. Cook and wife, Vonnie Mae Cook

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph D. Garrett and Teresa D. Garrett

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 19,
Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Southerly direction
along the West line of said 1/4 1/4 Section a distance of 535.74 feet to a point on the North-
east right-of-way line of the Central of Georgia Railroad; thence turn a deflection angle of
42° 39' 00" to the left and run in a Southeasterly direction along the Northeast right-of-way
line of said Railroad a distance of 52.10 feet to the point of beginning; thence turn a de-
flection angle of 72° 59' 30" to the left and run in a Northeasterly direction a distance of
177.99 feet to a point; thence turn an interior angle of 110° 38' 50" and run to the right in
a Southeasterly direction a distance of 71.39 feet to a point; thence turn an interior angle
of 87° 24' 40" and run to the right in a Southwesterly direction a distance of 174.75 feet to
a point on the Northeast right-of-way line of the Central of Georgia Railroad; thence turn an
interior angle of 88° 57' 00" and run to the right in a Northwesterly direction along the
Northeast right-of-way line of said Railroad a distance of 126.40 feet to the point of begin-
ning.

Subject to taxes due in the year 1977 which are a lien but not due and payable
until October 1st, 1977.

Forty-One Thousand and no/100 Dollars (\$41,000.00) of the purchase price
recited above was paid from mortgage loan closed simutaneously herewith.



19770603000053990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 31st
day of May 19 77

WITNESS:

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

1977 JUN -3 AM 10:08 (Seal)

Thomas A. Shanderson, Jr. Rec. 1.50
JUDGE OF PROBATE

(Seal) 1.00
3.00

Elve L. Cook (Seal)
Elve L. Cook
Vonnie Mae Cook (Seal)
Vonnie Mae Cook

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Phillip J. Sarris, a Notary Public in and for said County, in said State,
hereby certify that Elve L. Cook and wife, Vonnie Mae Cook
whose name 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 31st day of May A. D., 19 77

Phillip J. Sarris
Notary Public.

PHILLIP J. SARRIS, Notary Public
Alabama State at Large
My Commission Expires June 17, 1980