

NAME: Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
ADDRESS: Pelham, Alabama 35124



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Shelby Cnty Judge of Probate, AL
01/10/1978 12:00:00AM FILED/CERT

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Form 1-1-6

CORPORATION FORM WARRANTY DEED- ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Nine Hundred and No/100-----DOLLARS,

to the undersigned grantor, River Oaks Dev., Inc., a corporation,
in hand paid by Floyd T. Garrett and wife, Colleen B. Garrett, herein
referred to as GRANTEES

the receipt of which is hereby acknowledged, the said River Oaks Dev., Inc., a corporation,

does by these presents, grant, bargain, sell and convey unto the said Floyd T. Garrett and wife, Colleen B. Garrett, 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:

Lot 2, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record,

TO HAVE AND TO HOLD to the said GRANTEES for and during the 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.

TO HAVE AND TO HOLD, To the said Floyd T. Garrett and wife, Colleen B. Garrett, their heirs and assigns forever.

And said River Oaks Dev., Inc., a corporation, does for itself, its successors and assigns, covenant with said Floyd T. Garrett and wife, Colleen B. Garrett, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Floyd T. Garrett and wife, Colleen B. Garrett, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said River Oaks Dev., Inc. by its President, Aubrey A. Byrd, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of January, 1978.

ATTEST:

RIVER OAKS DEV., INC.

Jeany M. Coffer

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

By *Aubrey A. Byrd* President

STATE OF ALABAMA
COUNTY OF SHELBY

1978 JAN 10 AM 9:48

*Recd 24 16.00
1.50
1.00
18.50*

I, the undersigned *Thomas A. Snowden* a Notary Public in and for said County, in said State, hereby certify that *Aubrey A. Byrd* whose name as President of River Oaks Dev., Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3rd day of January, 1978.

Virginia S. Lwin
Notary Public

Daniel Spitler

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