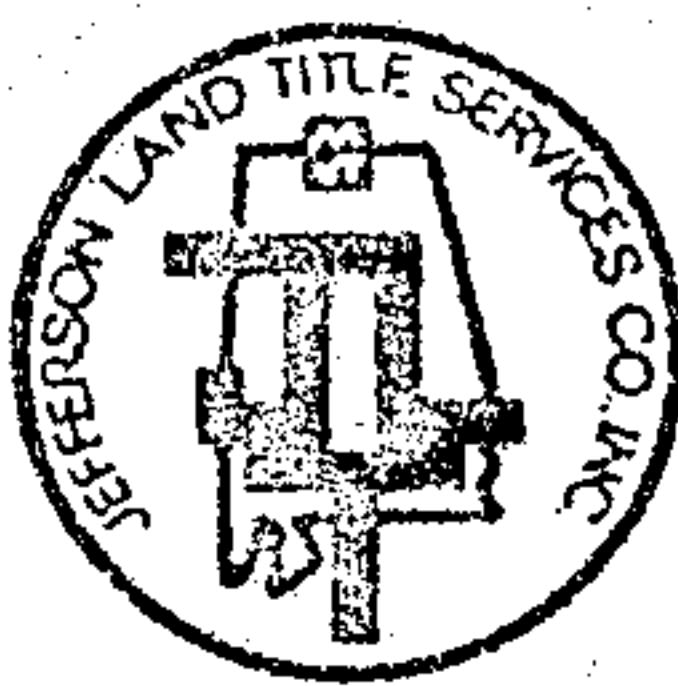


This instrument was prepared by

(Name) Harrison, Conwill & Harrison
(Address) P.O. Box 557
Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

7900

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA

That in consideration of One Thousand and no/100----- DOLLARS and the assumption of unpaid balance due on mtg to Jefferson Federal Savings & Loan recorded in Mtg Bk 360, Pg 669, in Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Walter R. Beaton, Sr. and wife, June O. Beaton

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

James E. Garner and Shelia V. Garner

(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:

Begin at the NW¼ of SE¼ of Section 2, Township 24 North, Range 12 East; thence East along the North boundary of said ¼-¼ Section 420.00 feet to the West boundary of Murray Hill Sector One (as recorded in Map Book 5, Page 92 in the Shelby County Probate Office) thence in a Southerly direction along said West boundary 513.32 feet, more or less, to the Southwest corner of Lot 3 of said Murray Hill Sector One, said Southwest corner being the point of beginning; thence continue Southerly along said West boundary 210.00 feet to the Northwest corner of Lot 5 of said Murray Hill Sector One; thence Easterly along the North boundary of said Lot 5 a distance of 155.76 feet to the Northeast corner of said Lot 5, which is also the West boundary of Murray Drive; thence Northerly along said West boundary of Murray Drive 210.00 feet to the Southeast corner of said Lot 3; thence Westerly along the North boundary of said Lot 3 a distance of 152.10 feet to the point of beginning.

BOOK 310 PAGE 548



19780220000020570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1978 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 17th day of February, 1978

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1978 FEB 20 PM 2:01 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

Deed 10.00
Rec. 1.50
Ind. 1.00
12.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Walter R. Beaton, Sr. and wife, June O. Beaton, 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.

Given under my hand and official seal this 17th day of February, A. D., 1978