

(Name) James Kent Garner

(Address) 4912 Sussex Road  
Birmingham, AL 35243

This instrument was prepared by

251

(Name) William H. Halbrooks, Attorney  
Suite 820 Independence Plaza  
(Address) Birmingham, AL 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand & no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Douglas D. Eddleman and wife, Karen Eddleman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
James Kent Garner and Mary Nell Garner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Jefferson

County, Alabama to-wit:

Lot 104, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

BOOK 349 PAGE 835

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 2nd day of September, 19 83.

WITNESS:

Deed TAX 160.00 (Seal)  
Rec 1.50  
Ind 1.00  
162.50 STATE DEPT. (Seal) BY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
Douglas D. Eddleman (Seal)  
Karen Eddleman (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

1983 SEP -8 AM 8:44

I, the undersigned, William H. Halbrooks, Jr., a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman and wife, Karen Eddleman whose name sare 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 2nd day of September, A. D., 19 83

William H. Halbrooks  
Notary Public.