

This instrument was prepared by

(Name) Mark E. Hoffman, Attorney at Law



(Address) Suite 339, 1608 13th Avenue, South, Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and no/100 (\$100,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
EMMA REBECCA GARNER, a single woman

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

DAVID ENGEL and wife, JOANNE S. ENGEL

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

All of the real estate described on the attached Exhibit "A," which is incorporated herein as if the same were fully set out.

Subject to: Ad valorem taxes for the current tax year, easements, rights of way and restrictions of record.

\$100,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 9th day of February, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Emma Rebecca Garner (Seal)
EMMA REBECCA GARNER

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMMA REBECCA GARNER, a single woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, A. D., 19 84

Form 31-A

John J. Campbell

Mark E. Hoffman
Notary Public.
My Commission expires 10/27/84

EXHIBIT "A"

A tract of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and run in a Southerly direction along the Westerly line of said 1/4-1/4 Section a distance of 142.46 feet to the point of beginnng; thence turn a deflection angle of 41°38'20" to the left and run in a Southeasterly direction a distance 567.57 feet to a point on the Northwesterly right-of-way line of Cahaba Valley Road (Alabama Highway #119); thence turn an interior angle of 115°29'30" and run to the right in a Southwesterly direction along the Northwesterly right-of-way line of said Cahaba Valley Road (Alabama Highway #119) a distance of 311.00 feet to a point; thence turn an interior angle of 110°28'20" and run to the right in Westerly direction a distance of 256.45 feet to a point on the Westerly line of the Northeast 1/4 of Southwest 1/4 of Section 13; thence turn an interior angle of 92°23'50" and run to the right in a Northerly direction along the Westerly line of said 1/4-1/4 Section a distance of 700.00 feet to the point of beginning; containing 3.89 acres more or less.

BACK
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see Mtg. 443 - 307
1984 FEB 10 AM 11:26

Rec. 300
Ind 100
400

Thomas G. Snowden, Jr.
JUDGE OF PROBATE