

This instrument was prepared by

1232  
**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

and the creation of joint ownership  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Karen Ann Gardner, unmarried

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

Karen Ann Gardner, Billy Gardner and Betty Gardner

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

Shelby

County, Alabama to-wit:

Starting at the Northwest corner of J. F. Bates' lot and run West 137 yards; thence South 73 yards; thence East 133 yards and thence North 75 yards to the starting point; containing 1 and 3/4 acres, more or less, being a part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 19, Range 2 East.

The Grantor herein is the granddaughter of Clara Gardner, who died May 5, 1984. The undersigned Grantor and the said Clara Gardner, had been the joint owners of said property with right of survivorship, and on the death of Clara Gardner, the undersigned Karen Ann Gardner became the sole owner of said property under the terms of the deed which conveyed the property to them.

BOOK 355 PAGE 721  
Grantor & Grantees' address:

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 hands(s) and seal(s), this 21st day of May, 19 84.

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

1984 MAY 25 AM 8:28

*Thomas G. Shauden, Jr.*  
JUDGE OF RECORD

(Seal)

(Seal)

(Seal)

*Karen Ann Gardner*  
Karen Ann Gardner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karen Ann Gardner, unmarried 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 21st day of May, A. D., 1984.

Form 31-A

*Billy Gardner*  
P.O. Box - 55  
*Shelby, AL*  
35178

