

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Send tax notice to:
Earl R. Clements
5024 Forest Wood Lane
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifteen thousand five hundred and no/100 (\$115,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert E. Lee Garner and wife, Suzanne M. Garner
(herein referred to as grantors) do grant, bargain, sell and convey unto

Earl R. Clements and Marilyn J. Clements
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

Lot 114, according to the map and survey of Southern Pines, Fourth
Sector, in Map Book 7, page 68, in the Probate Office of Shelby
County, Alabama.

17 Subject to taxes for 1984.

356 Subject to restrictions, easements, building lines and right-of-ways of record.

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

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, we have hereunto set our hand(s) and seal(s), this 31st
day of May, 19 84

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

449-933
1984 JUN -4 AM 9:47

(Seal)

(Seal)

(Seal)

Robert E. Lee Garner

(Seal)

Robert E. Lee Garner

Suzanne M. Garner

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Robert E. Lee Garner and wife, Suzanne M. Garner
whose name s are 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 31st day of May, A. D., 19 84