

SEND TAX NOTICE TO:

(Name) Walter Scott Garrison

(Address) 721 Creek Street  
Montevallo, Al. 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) COLUMBIANA, ALABAMA

Form 115 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00) and the execution of a note and second mortgage by the Grantees to the Grantors in the amount of Twenty-Five Thousand and no/100 (\$25,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Esta M. Lee Kamplain and husband, James M. Kamplain (Esta M. Lee Kamplain being one and the same person as Esta M. Lee.) (herein referred to as grantors) do grant, bargain, sell and convey unto

Walter Scott Garrison and wife, Kathlyn Kay Garrison

(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 82, according to "Indian Highlands" Third Sector, as shown by map recorded in Map Book 6, page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1985 are a lien, but not due and payable until October 1, 1985. Parcel ID: 58-27-5-16-4-001-065
2. Building setback line of 40 feet reserved from Commanche Street and Creek Street as shown by plat.
3. Public utility easements as shown by recorded plat, including 6 foot easement on the East.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 9, page 208 in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 285, page 797 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 9, page 461 and covenants pertaining thereto recorded in Misc. Book 9, page 244 in Probate Office.

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 19th

day of November, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1984 NOV 20 AM 8:13

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Esta M. Lee Kamplain and husband, James M. Kamplain 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 19th day of November, A. D., 19 84

ary Public.