

6 SEND TAX NOTICE TO:

(Name) Robert D. & Peggy D. Garner

(Address) 508 Mimosa Drive

Adamsville, Alabama 35005

This instrument was prepared by

(Name) Milton E. Barker, Jr.

(Address) 2205 Forestdale Blvd., Birmingham, Alabama 35214

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Value: \$12,000.00

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

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

OLLIE S. GARNER, an unmarried woman,

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

ROBERT D. GARNER and wife, PEGGY D. GARNER

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

Shelby

County, Alabama to-wit:

Commencing at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East; run thence West 670 feet along the North boundary line of said forty to a point; run thence South parallel to the East line of said forty a distance of 301 feet to a 4 $\frac{1}{2}$ inch square concrete post; run thence South 87 $\frac{1}{2}$ degrees West 70 feet to the point of beginning of the lot herein conveyed; run thence South 16 degrees West 124 feet and 4 inches to a point; run thence South 87 degrees West 50 feet to a point; run thence North 22 degrees East 130 feet to a point; run thence North 87 $\frac{1}{2}$ degrees East 35 feet to the point of beginning.

Subject to the restrictions in deed to grantors recorded in Deed Book 199 at Page 141 in the Probate Office of Shelby County, Alabama, and the existing flood rights of the Alabama Power Company. Grantor further conveys to the Grantees the right of ingress and egress over and across the strip of land situated between the South line of the above described lot and the North side of Waxahatchee Creek.

An undivided one-eighth interest in the following described property: Commencing at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East; thence run North 88 degrees 12 minutes East along the North boundary line of said Quarter-Quarter Section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in Map Book 4, Page 28, in the Office of Judge of Probate, Shelby County, Alabama; thence run South 0.00 degrees 06 minutes East a distance of 264.00 feet to the point of beginning of the lot herein described and conveyed; thence continue South 0.00 degrees 06 minutes East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5 as per said Map; thence run North 88 degrees 12 minutes East along the South side of said Lot No. 5 a distance of 8.00 feet; thence run North 0.00 degrees 06 minutes West a distance of 6.00 feet; thence run South 88 degrees 12 minutes West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in the SW corner of Lot No. 5 and being the Lot on which the well is drilled. Continued

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being on 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, I have hereunto set my hand(s) and seal(s), this 31st

day of December, 19 86.

WITNESS:

(Seal)

Ollie S. Garner (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Ollie S. Garner, an unmarried woman, a Notary Public in and for said County, in said State, hereby certify that she 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D., 19 86.

Milton E. Barker, Jr.

[Signature]

Public

(Legal Description Continued)

Ollie S. Garner is the surviving Grantee in that certain Deed dated July 23, 1971 and recorded in the Probate Office of Shelby County, Alabama at Book 269 at Page 266. The other Grantee in said Deed, William C. Garner died on November 17, 1986.

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

1987 JAN 12 AM 8:55

Thomas P. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 12.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 18.00

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

1987 MAR -2 PM 4:06

Thomas P. Scarborough, Jr.
JUDGE OF PROBATE

Rec'd 5.00
Ind 1.00
6.00

THIS FORM FROM

ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

PEGGY D. GARNER

ROBERT D. GARNER AND

OLLIE S. GARNER
TO

RETURN TO Barker & Bynon
2205 Forestdale Blvd, B'ham 35214

BOOK 117 PAGE 399

Book 109-Page 492-A