

SEND TAX NOTICE TO:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) D. Evan Veal

(Address) 3016 8th Avenue, North, Birmingham, AL 35203

Form 1-1-5 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 Forty-eight thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
N. Wray & Anne S. Allen, husband & wife; Herbert M. & Emily V. Boyd, husband & wife;  
and D. Evan and Evelyn S. Veal, husband and wife  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James D. and Margaret M. Garner, husband and wife

(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 3, Chase Park Estates, as recorded in Map Book 11, Page 39, in the Probate Office  
of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due in the year 1987.

2. Building setback line of 50 feet reserved from Chase Brook Circle as shown on plat.

3. Public utility easements as shown by recorded plat, including easements of 10 feet on  
the West and North side and an irregular easement through the lot.

4. Restrictions, covenants and conditions as set out in instrument recorded in Real 145,  
page 137 in Probate Office.

5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in  
Deed Book 143 page 407 in Probate Office.

6. Title to all minerals within and underlying the premises, together with all mining rights  
and other rights, privileges and immunities relating thereto, including rights conveyed in  
Deed Book 111 page 625 in Probate Office.

7. Rights of riparian owners in and to the use of said creek.

47,000.00 of Warranty Deed paid from proceeds of Mortgage Deed filed  
simultaneously  
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 31

day of August, 19 87

WITNESS:

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

1. Deed Tax \$ 100

2. Mig. Tax

3. Recording Fee 350

4. Indexing Fee 500

TOTAL 850

(Seal)

STATE OF ALABAMA  
Shelby JUDGE OF PROBATE  
COUNTY

I, Merry M. Ash

\_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that N. Wray & Anne S. Allen, husband & wife; Herbert M. & Emily V. Boyd, husband &  
wife and D. Evan & Evelyn S. Veal, husband & wife 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.

Evelyn S. Veal (Seal)  
D. Evan Veal (Seal)  
N. Wray Allen (Seal)  
Anne S. Allen (Seal)  
Emily V. Boyd (Seal)  
Herbert M. Boyd