

\$500.00

This instrument was prepared by 4310
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 Hundred and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Thelma K. Garrett, unmarried
herein referred to as grantors) do grant, bargain, sell and convey unto
T. F. Garrett and Belvin Garrett

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the SE corner of Section 12, Township 20 South, Range 2 East, run West along South line of said section for a distance of 1758.8 feet, to a point on the East right-of-way line of Alabama Power Co. Transmission line; thence turn 73 deg. 52 min. to the right and run parallel with said Alabama Power Co. Right-of-way for a distance of 258.2 feet to the point of beginning; thence continue along last said course a distance of 426.0 feet to the South right-of-way line of Alabama Highway # 76; thence turn 102 deg. 15 min. to the right and run along road right-of-way for a distance of 259.6 feet; thence turn 87 deg. 27 min. right and run a distance of 357.0 feet; thence turn 74 deg. 41 min. to the right and run 194.5 feet to the point of beginning. Containing 2.00 acres.

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The Grantor herein is the widow of William M. Garrett, who died February 21, 1989. The undersigned Grantor and the said William M. Garrett, at the death of William M. Garrett, had been the joint owners of said property, with right of survivorship, and on the death of William M. Garrett, the undersigned became the sole owner of said property under the terms of the deed which conveyed the property to them.

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 25th day of October, 19 89.

WITNESS: STATE OF ALA. SHELBY C.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Thelma K. Garrett (Seal)
Thelma K. Garrett (Seal)

89 OCT 25 AM 9:00 (Seal)
Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Rec'd. 50
Fid. 2.50
Cont. 1.00
7.00

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 Thelma K. Garrett, 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 25th day of October A. D., 19 89.
A. F. Howard Notary Public

P.O. Box 254
Columbiana, Ala. 35051