

This form furnished by:

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This instrument was prepared by:
(Name) William E. Swatek
(Address) P.O. Box 1801
Alabaster, Al. 35007

Send Tax Notice to:
(Name) Alan McGarity
(Address) 128-E Hawthorne Rd.
Prichard, Al 38209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Five Hundred (\$13,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jack C. Collum

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

Charles Alan McGarity, a single man and Glenda Faulkner, a single woman

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East, being more particularly described as follows: Begin at the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 33 for a point of beginning; thence run North along the East line of said 1/4 1/4 Section for a distance of 520.00 feet; thence turn 88 deg. 57 min. 35 sec. left and run westerly and parallel with the south line of said 1/4 1/4 Section a distance of 1020 feet, more or less, to the centerline of Southern Railroad right-of-way; thence run southerly along the center line of said Railroad 530 feet, more or less, to the south line of NW 1/4 of the NE 1/4; thence run East along the South line of said 1/4 1/4 Section 1000.02 feet to the point of beginning;

Subject to a 35 foot easement for ingress and egress and utilities along the easterly boundary of said property; LESS AND EXCEPT right-of-way of Southern Railroad; being situated in Shelby County, Alabama.

Also, a strip of land 35 feet wide, located in said Southwest 1/4 of the Northeast of Section 33, Township 17 South, Range 1 East, situated in Shelby County, Alabama, more particularly described as follows: 17 1/2 feet of each side of the following described center line: Commence at the Northeast corner of said 1/4 1/4 Section and run thence Westerly along the North line thereof a distance of 100.0 feet to the point of beginning of the right of way center line herein described; thence turn left and run Southerly and parallel to the East line of said 1/4 1/4 Section for a distance of 35 feet, more or less, to an intersection of the right of way center line herein described with the center line of a paved County Road which runs in a general East and West direction, said point of intersection being the end of the right of way center line herein described; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

1. Deed Tax	\$ 15.50
2. ...	\$
3. ... Fee	\$ 2.50
4. ...	\$ 3.00
5. ...	\$
6. ... Fee	\$ 1.00
Total	\$ 20.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 day of , 19 89

WITNESS

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

Jack C. Collum (Seal)
Jack C. Collum (Seal)

90 JAN -9 AM 11:13

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, Patsy S. Parker, a Notary Public in and for said County, in said State, hereby certify that Jack C. Collum whose name s 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 30 day of June A.D., 19 89

5-15-93

Patsy S. Parker
Notary Public