

This Instrument Prepared By:
 James F. Burford, III
 Attorney at Law
 Suite 200, 100 Vestavia Office Park
 Birmingham, Alabama 35216

Send Tax Notice To:
 STEVEN E. GARMAHY
 P.O. BOX 180
 MONTICELLO AL.
 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and No/100 Dollars (\$17,000.00), to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, Dogwood Forest Joint Venture by its Partners, John D. Baird and David F. Byers (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Steven E. Garmany and Lisa W. Garmany (herein referred to as GRANTEEES) 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:

Commence at a 3-inch open top iron locally accepted to be the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West; thence run Southerly along the West line of said 1/4-1/4 for a distance of 767.38 feet to an iron pin found at the point of beginning; thence continue along last described course for a distance of 76.07 feet to an iron pin found; thence turn an angle to the left of 70 degrees 07 minutes 46 seconds and run a distance of 108.61 feet to an iron pin found; thence turn an angle to the left of 72 degrees 12 minutes 00 seconds and run a distance of 909.99 feet to the right of way of a public road; thence turn an angle to the left of 79 degrees 36 minutes 56 seconds and run along said right of way for a distance of 114.54 feet to the point of a curve to the left having a central angle of 10 degrees 25 minutes 08 seconds and a radius of 220.0 feet; thence run along arc of said curve for a distance of 40.01 feet; thence turn an angle to the left of 90 degrees 07 minutes 37 seconds, as measured from an extension of the tangent on said curve, and run a distance of 907.23 feet to the point of beginning.

SUBJECT TO: (1) Taxes for the year 1990 and thereafter. (2) Subject to restrictions and reservations as contained in Deed Book 318, Page 01, and Deed Book 318, Page 531, in the Probate Office of Shelby County, Alabama. (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 007, Page 887, in Probate Office. (4) Easement to Alabama Power Company as recorded in Real Record 148, Page 895, in Probate Office. (5) Easement to South Central Bell as recorded in Real Record 149, Page 188, in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEEES 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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and

convey the same as aforesaid; that we will and 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, the said Dogwood Forest Joint Venture, by its Partners, John D. Baird and David F. Byers, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 29 day of December, 1989.

DOGWOOD FOREST JOINT VENTURE

BY:

John D. Baird, Its Partner

BY:

David F. Byers, Its Partner

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John D. Baird and David F. Byers, whose names as Partners of Dogwood Forest Joint Venture, 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 said conveyance, they, as Partners of Dogwood Forest Joint Venture, executed the same voluntarily for and as the act of said joint venture, on the day the same bears date.

Given under my hand this 29 day of December, 1989.

[Signature]
Notary Public

My Commission Expires: 3-1-90

BOOK 273 PAGE 709

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

90 JAN 10 AM 9:24

[Signature]
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>17.00</u>
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Total -----	\$	<u>26.00</u>