

Send Tax Notice to:
Steven E. Garmany
207 Chestnut Circle
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Mitchell A. Spears

(Address) P. O. Box 91, Montevallo, Alabama 35115

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventeen Thousand, Ninety-Five and 00/100, (\$117,095.00), Dollars, One Hundred Thousand and 00/100 Dollars, (\$100,000.00), of which is secured by Purchase Money First Mortgage

to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

STEVEN E. GARMANY and wife, LISA W. GARMANY

(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

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 section 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 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 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 of said curve, and run a distance of 907.23 feet to the point of beginning.

SUBJECT TO: Restrictions appearing of recorded in Volume 318, Page 1 and Volume 318, Page 531, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Real 7, Page 887, in the said Probate Office.

Right of Way for Alabama Power Company as recorded in Real 148, Page 895 in the Probate Office of Shelby County, Alabama.

Right of Way for Southern Bell Telephone and Telegraph Company as recorded in Real 149, Page 188 in the Probate Office of Shelby County, Alabama.

Purchase Money First Mortgage to Fleet Mortgage Corp., executed by Grantees herein, on even date herewith, in the sum of \$100,000.00.

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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, WILLIAM D. MURRAY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of June 19 90

ATTEST:

William D. Murray, Secretary
STATE OF ALA. SHELBY CO. By William D. Murray, President
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF SHELBY

90 JUL -3 AM 9:30

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM D. MURRAY whose name as President of BILL'S CONTRACTING SERVICE, INC. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28 day of June 19 90

1. Deed Tax \$18.00
2. Notary Fee 2.50
3. 3.00
4. 1.00

Notary Public
8/93