

NO TITLE EXAMINATION GIVEN

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

James M. Tingle
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

Mr. & Mrs. Henry B. Garrett, Jr.
948 Crown Drive
Birmingham, AL 35235

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-four Thousand and NO/100 Dollars (\$94,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, MARY ELIZABETH SHARP, an unmarried woman (herein referred to as grantor) do grant, bargain, sell and convey unto HENRY B. GARRETT JR., and wife, AURORA ANN SHARP 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:

All that part of Section 4, Township 21, Range 3 West, Shelby County, Alabama, known as Fraction B of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Fraction A of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 4, Township 21, Range 3 West as acquired by C. G. Sharp as shown by that deed recorded in Deed Record 113, Page 99 in the Probate Office of Shelby County, Alabama, said Fractions A and B being shown on that certain map recorded in Book 18, Page 733 in the Probate Office of Shelby County, Alabama.

ALSO:

All that part of the SW $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West more particularly described as follows: All that part of the following described land lying North and East of the Southwest boundary of an old dirt settlement road: A parcel of land located in the SW $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 4; thence in an Easterly direction along the South line of said Section a distance of 1460.91 feet to the Northwesternly right-of-way line of Shelby County Highway 17, thence 69° 57' 07" left, in a northeasterly direction, along said right-of-way, a distance of 454.96 feet; thence 1° 47' left, in a northeasterly direction, a distance of 223.80 feet to the beginning of a curve to the right, said curve having a radius of 612.96 feet; thence along arc of said curve, in a northeasterly direction, a distance of 108.65 feet to the point of beginning; thence continue along arc of said curve a distance of 108.65 feet; thence 90° 15' 39" left, measured from chord of said curve, in a northwesterly direction, a distance of 343.07 feet, thence 64° 16' 35" left, in a southwesterly direction, a distance of 130.71 feet; thence 117° 03' 04" left in a southeasterly direction, a distance of 399.42 feet to the point of beginning. Said land lying in and being part of Shelby County, Alabama.

ALSO:

All that part of Section 4, Township 21, Range 3 West lying on the west side of the Helena and Montevallo Road and on the east side of Beaver Dam Creek and on the north side of a certain settlement road running west from the Helena and Montevallo Road to C. G. Sharp's house, all more particularly described in that certain warranty deed

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to C. G. Sharp recorded in Book 115, Page 428 (no portion of Section 5, Township 21 Range 3 West is intended to be conveyed by this conveyance).

ALSO:

A one-acre tract east of Beaver Dam Creek in the east half of the SW $\frac{1}{4}$ of Section 4, Township 21, Range 3 West described in that certain Register's deed recorded in Deed Record 113, Page 99.

It being the intent of this conveyance to convey any and all interest in Section 4, Township 21, Range 3 West owned by C. G. Sharp at the time of his death and now owned by the above Grantor, Mary Elizabeth Sharp.

\$74,000.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

The above described property does not constitute the homeplace of the Grantor.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal this 29 day of September, 1990.

WITNESS:

Paula Perry

Mary Elizabeth Sharp (SEAL)
MARY ELIZABETH SHARP

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY ELIZABETH SHARP, an unmarried woman, 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 29 day of September, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY NOTARY PUBLIC
INSTRUMENT WAS FILED

90 OCT -2 PM 12:57

JUDGE OF PROBATE

1. Paid Cash	\$ 20.00
2.	5.00
3.	3.00
4.	0.00
5.	1.00
6.	0.00
Total	\$ 29.00