

This instrument was prepared by

(Name) HUGH C. HENDERSON
3414 OLD COLUMBIANA ROAD
(Address) BIRMINGHAM, AL 35226

SEND TAX NOTICE TO:
James H. Garner
6122 Valley Station Drive
Helena, AL 35080



WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-five Thousand and 00/100s (\$125,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

SCOTT M. BURGESS and wife, MARY BURGESS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES H. GARNER and STEVEN GARRETT

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: - A parcel of land situated
in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, described as follows:
Commence at the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15 and go West along the
South Boundary of said $\frac{1}{4}$ Section 26. 32 feet to the point of beginning, said point being
the point of intersection of the Northwestern boundary of Valleydale Road and the South
boundary of said $\frac{1}{4}$ Section; thence continue West along said South boundary 336.58 feet;
thence North $0^{\circ} 45$ min. 49 sec.; West for 360.00 feet; thence East for 363.00 feet to the
East boundary of said $\frac{1}{4}$ Section; thence South $0^{\circ} 45$ min. 45 sec. East along said East
boundary for 339.10 feet to the point of intersection with the Northwestern boundary of
Valleydale Road; thence South $51^{\circ} 09$ min. 23 sec. West along said boundary for 33.32 feet
to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed
Book 179, page 332, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and
other rights, privileges and immunities relating thereto, including rights conveyed in Deed
Book 158, page 30, in the Probate Office of Shelby County, Alabama. (CONTINUED ON REVERSE.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated 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 grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of January, 19 90

BOOK 332 PAGE 128

(SEAL)

SCOTT M. BURGESS

(SEAL)

(SEAL)

(SEAL)

(SEAL)

MARY BURGESS
MARY BURGESS

(SEAL)

STATE OF FLORIDA

Pinellas COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

Scott M. Burgess and wife, Mary Burgess

a Notary Public in and for said County.

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 30th day of Jan, A.D. 19 90

Steve Garrett
113 - Lema Brook Village
B'ham, Ala 35216
Form Ala. 30

Notary Public, State of Florida at Large
My Commission Expires March 11, 1991
Printed thru Agent's Notary Brokerage

Amanda Tidmore
Notary Public

Public road right of way as set out in instrument recorded in Real 54, page 926, in the Probate Office of Shelby County, Alabama.
Included in this deed is all our rights and interest in the existing paved road used for ingress and egress to the subject property.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to ~~Lorena~~ Bailey recorded in Real 54, page 926, according to the terms and conditions of said mortgage and the indebtedness thereby secured. Said mortgage was assumed by Grantors under the terms of a Warranty Deed from GERALD W. LUCAS and wife, JEAN A. LUCAS recorded Real 78 page 66 in Probate Office of Shelby County, Alabama.

SCOTT M. BURGESS is the surviving Grantee of deed recorded in Book 78 page 66 in the Probate Office of Shelby County, Alabama; the other Grantee, Ray J. Burgess having died the 5th day of October, 1986.

BOOK 332 PAGE 129

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

91 MAR -6 AM 8:59

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	1/2500
2. Mtg. Tax	1
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	1
6. Certified Fee	7.00
Total	134.00

Return to:
SCOTT M. BURGESS and
MARY BURGESS

TO

JAMES H. GARNER and
STEVEN GARRETT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$

Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
31821ST NORTH • P.O. BOX 16481 • PHONE (205) 378-8828
BIRMINGHAM, ALABAMA 35281

AGENTS FOR

Mississippi Valley Title Insurance Company