

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 grantees, 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 $\frac{1}{4}$ of Section 26. 32 feet to the point of beginning, said point being the point of intersection of the Northwesterly boundary of Valleydale Road and the South boundary of said $\frac{1}{4}$ of Section; thence continue West along said South boundary 336.58 feet; thence North 0° 45 min. 49 sec., West for 360.00 feet; thence East for 363.00 feet to the East boundary of said $\frac{1}{4}$ of Section; thence South 0°, 45 min., 45 sec. East along said East boundary for 339.10 feet to the point of intersection with the Northwesterly boundary of Valleydale Road; thence South 51°, 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 encumbrances, 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.

128
part 332
Book

(SEAL)

(SEAL)

Scott M. Burgess

(SEAL)

(SEAL)

Mary Burgess
MARY BURGESS

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority
in said State, hereby certify that Scott M. Burgess and wife, Mary Burgess

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 - Lorna Brook Village
B'ham, Ala. 35216
Form Ala. 30

Amberlyne Preckmeier

Notary Public, State of Florida at Large
My Commission Expires March 11, 1991
1-1 thru Agent's Notary Brokerage

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 Lorene 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.

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

91 MAR -6 AM 8:59

James A. Shuler, Jr.
JUDGE OF PROBATE

BOOK 332 PAGE 129

1. Deed Tax \$125.00
2. Mtg. Tax \$1.00
3. Recording Fee \$5.00
4. Indexing Fee \$2.00
5. No Tax Fee \$1.00
6. Certified Fee \$2.00
Total \$134.00

TO
JAMES H. GARNER and
STEVEN GARRETT
MARY BURGESS

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
218 21ST NORTH • P. O. BOX 10401 • PHONE 12051-330-8828
BIRMINGHAM, ALABAMA 35281
AGENTS FOR
Mississippi Valley Title Insurance Company

Return to:
SCOTT M. BURGESS and
MARY BURGESS