

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway

Homewood, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

Send Tax Notice To: Ron W. Garikes

4024 Cross Grove Circle  
Birmingham, Alabama 35242  
address

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty seven thousand and No/100 (137,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles C. Bryan and wife, Melissa E. Bryan

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Ron W. Garikes and Carla G. Garikes

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Subject to taxes for 1991.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded in  
Deed Book 124, Page 516 and Book 93, Page 143.

Subject to restrictions appearing of record in Book 171, page 836.

Subject to Agreement with Alabama Power for underground residential distribution as recorded  
in Book 84, Page 567.

Subject to terms, agreements and right of way to Alabama Power Company, as recorded in  
Book 78, Page 104.

Subject to 35 foot building line from Cross Grove Circle and a 7.5 foot utility easement  
along the rear lot line, as shown on recorded map.

\$109,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 (we) do (for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted  
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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th

day of April, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

Charles C. Bryan (Seal)

Melissa E. Bryan (Seal)

Melissa E. Bryan (Seal)

Melissa E. Bryan (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Charles C. Bryan AND WIFE, Melissa E. Bryan  
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 April A. D., 19 91

Larry L. Halcomb

Notary Public.

" EXHIBIT A "

Lot 66, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 A and B, in the Probate Office of Shelby County, Alabama, less and except a part of said Lot 66, being more particularly described as follows: Begin at the Northeast corner of said Lot 66; thence run Southeast along the Northeast line of said Lot 66 for a distance of 168.11 feet to a point at the edge of a concrete driveway; thence turn an angle to the right of 174 degrees 52 minutes 37 seconds and run in a Northwesterly direction along a wooden fence for a distance of 107.51 feet to a point at the corner of said fence; thence turn an angle to the left of 73 degrees 18 minutes 44 seconds and run in a Northwesterly direction along said wooden fence for a distance of 35.80 feet to a point at the corner of said fence; thence turn an angle to the right of 101 degrees 58 minutes 52 seconds and run in a Northwesterly direction along a line of the extension of said wooden fence for a distance of 43.80 feet to a point on the Northwest line of said Lot 66; thence turn an angle to the right of 43 degrees 09 minutes 58 seconds and run in a Northeasterly direction along the Northwest line of said Lot 66 for a distance of 29.59 feet to the point of beginning.

BOOK 341 PAGE 13

RECEIVED THE  
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JUDGE OF PROBATE

|               |              |
|---------------|--------------|
| 1. Deed Tax   | 27.50        |
| 2. Misc. Fee  | 5.00         |
| 3. Record Fee | 5.00         |
| 4. Index Fee  | 3.00         |
| 5. Notary     | 1.00         |
| 6. Carbon     | 1.00         |
| <b>Total</b>  | <b>36.50</b> |