

2633

This instrument was prepared by:

Jack G. Paden, Attorney-at-Law,
310 19th Street, North
Bessemer, Alabama 35020

Send Tax Notice to:

Mr. and Mrs. Tim Garner, Jr.
6363 Highway 13
Maylene, Alabama 35114

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

1,000.00

7.00
1.00

8.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-eight Thousand Five Hundred and 00/100 (\$28,500.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Paul Lutz, a married man, (herein referred to as Grantor) do grant, bargain, sell and convey unto Tim Garner, Jr. and Wife, Lisa P. Garner, (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, Alabama to-wit:

BOOK 346 PAGE 718

Begin at the Northeast corner of Section 34, T.S. 20 South, Range 4 West, Shelby County, Alabama and run thence westerly along the North line of said Section 34 a distance of 306.05 to a point, thence turn 132 degrees 59' 33" to the left and run Southeasterly a distance of 296.24 to a point on the North right-of-way line of Highway No. 13, thence turn 81 degrees 17' 20" left and run Northeasterly 125.59 to a point where the North right-of-way line of Highway No. 13 intersects the East line of Section 34, thence turn 55 degrees 36' 48" left and run northerly a distance of 145.95 to the point of beginning, containing 0.94 acres and subject to all agreements, easements, rights of way, restrictions and or limitations of probated record or applicable law.

This property is not the residence of the Grantor.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said

✓ Jack G. Paden

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 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 3rd day of May, 1991.

Paul Lutz
Paul Lutz

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Lutz, 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 he executed the same voluntarily on the day the same bears date.

BOOK 346 PAGE 719

Given under my hand and official seal this 3rd day of May, 1991.

2-93
My commission expires:

Donna Sue Houston
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
91 JUN -7 AM 11:04
JUDGE OF PROBATE

1	Notary Fee	1.00
2	State Fee	5.00
3	County Fee	3.00
4	Recorder Fee	1.00
5	Other	
6	Total	10.00