

SEND TAX NOTICE TO:

(Name) A. H. Garrett
 4905 Highway 25
 (Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
 Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 James Dennis Lockridge, Executor of the Estate of Frances Mills Heard, deceased

(herein referred to as grantors) do grant, bargain, sell and convey unto

A. H. Garrett and wife, Eloise 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:

Commence at the point of intersection of the North right-of-way of the Southern Railway and the West boundary line of Section 4, Township 24 North, Range 13 East; thence run in an Easterly direction along the North right-of-way of said railway for a distance of 511.20 feet to an iron, being the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said right of way for 210.00 feet to an iron; thence turn an angle of 103 degrees 12 minutes left and run 107.85 feet to an iron; thence turn an angle of 76 degrees 48 minutes left and run 210.00 feet to an iron; thence turn an angle of 103 degrees 12 minutes left and run 107.85 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.

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

91 NOV 13 AM 10:25

JUDGE OF PROBATE

1. Deed Tax	\$ 16.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 22.50

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, I have hereunto set my hand(s) and seal(s), this 8th day of November, 19 91.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

James Dennis Lockridge as executor
 James Dennis Lockridge, as Executor
 of the Estate of Frances Mills Heard

 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Dennis Lockridge, whose name as Executor of the estate of Frances Mills Heard, deceased 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, in his capacity as such Executor.

Given under my hand and official seal this 8th day of November, A. D., 19 91

Mike T. Atchison

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