This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
John W. Stewart, Jr.
260 Creek
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty-Three Thousand and 00/100'S *** ($133,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter Scott Garrison and Kathlyn Key Garrison** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John W. Stewart, Jr. and Betty Katherine Stewart** (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 81 and 82, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

$72,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Walter Scott Garrison is one and the same person as Walter Scott Garrison, Jr.

Inst. 1992-30966

12/22/1992-30966
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 70.00

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 of such survivor 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 1st day of December, 1992.

Walter Scott Garrison by Kathlyn Key Garrison as his attorney in fact
Walter Scott Garrison

Kathlyn Key Garrison
Kathlyn Key Garrison

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathlyn Key Garrison, wife of Walter Scott Garrison** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of December, 1992.

Notary Public
My commission expires:
02-23-96

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathlyn Key Garrison, whose name as Attorney-in-Fact for Walter Scott Garrison, a married man, is signed to the foregoing conveyance and who is know to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of December, 1992.

Notary Public

My commission expires 2/23/96

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