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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Ralph H. Garrett and
Ruth M. Garrett
(Address) 7427 Director Drive
Baton Rouge, LA 70817

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(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 One and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ralph H. Garrett and wife, Ruth M. Allen Garrett

(herein referred to as grantors) do grant, bargain, sell and convey unto
Ralph H. Garrett and wife, Ruth M. 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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantors herein for the purpose of identification.

Inst # 1993-09287

04/06/1993-09287
02:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 9.50

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, we have hereunto set OUR hand(s) and seal(s), this 5th day of April, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Ralph H. Garrett (Seal)
Ruth M. Allen Garrett (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph H. Garrett and wife, Ruth M. Allen Garrett 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 5th day of April, A. D., 19 93

Dorothy Jackson
Notary Public.

PARCEL ONE:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 West, more particularly described as follows:
 From the northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, run southerly along the East boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28 for 265.06 feet to the point of beginning of the land herein described; thence continue southerly along the East boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, for 573.97 feet to a point of the North right of way line of the Cahaba Valley Road; thence turn an angle of 58 deg. 16 min. to right and run southwesterly along the North right of way line of said Cahaba Valley road for 85.86 feet; thence turn an angle of 121 deg. 44 min. to the right and run Northerly 619.13 feet; thence turn an angle of 90 deg. 00 min. to the right and run Easterly 73.02 feet to point of beginning.

This conveyance is subject to any and all restrictive covenants, easements, and exceptions of record in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL TWO:

Commencing at the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West and thence run North, 2 degrees 30 minutes West, along the eastern boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18, 1131 feet, more or less, to the point of intersection of the east boundary line of said last named forty with the South right of way line of the Columbiana paved road; thence along the South line of said road South, 86 degrees West, 949 feet to a concrete post corner of lot of J. E. Naish; thence run South 1 degree 50 minutes West, to the point of beginning; thence continue in the same direction 36 feet to the northwest of lot owned by Alvin and Avis Garrett; thence along said Garrett lot, North 57 degrees 25 minutes East, 201.6 feet; thence North, 32 degrees 35 minutes West, 42 feet; thence in a Southwesterly direction in a straight line to the point of beginning;

Also, commencing on the South line of the Columbiana road at the Northeast corner of J. E. Naish lot; said point being marked by a concrete post and from said beginning point run South 1 degree 50 minutes West 430 feet to the point of beginning of the lot herein conveyed; thence North, 57 degrees and 25 minutes East 201.6 feet; thence South 32 degrees 35 minutes East, 33 feet; thence South 54 degrees 25 minutes West, and parallel with the North boundary line of said lot 217 feet, more or less, to the West boundary line of said lot, thence North, 1 degree 50 minutes East, 33 feet to the point of beginning,

All the above described land being situated in SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama

PARCEL THREE:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West and thence run north 2 deg. 30 min. west along the eastern boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18, 1131 feet, more or less, to the point of intersection of the east boundary line of said last named forty with the south right of way line of the Columbiana paved road; thence along the south line of said road south, 86 deg. west 949 feet to a concrete post corner of lot of J. E. Naish; thence run south 1 deg. 50 min. west 430 feet to the NW corner of a lot owned by Alvin and Avis Garrett; thence along said Garrett lot North 57 deg. 25 min. east 201.6 feet; thence along said Garrett lot south 32 deg. 35 min. east 125 feet to the point of beginning of the lot herein conveyed; thence south 54 deg. 25 min. west 233.4 feet to the northerly right of way line of U. S. Highway 31; thence along same in a southeasterly direction 10 feet; thence north 54 deg. 25 min. east 233.4 feet; thence north 32 deg. 35 min. west 10 feet to the point of beginning.

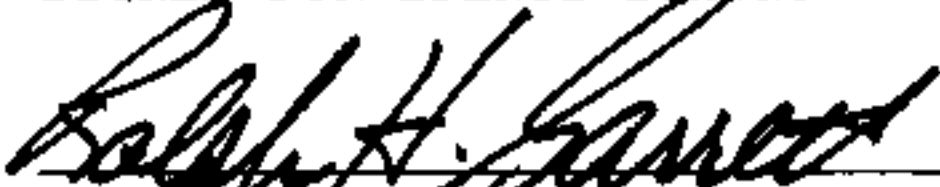
Also, commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West and thence run North 2 deg. 30 min. west along the eastern boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18, 1131 feet, more or less, to the point of intersection of the east boundary line of said last named forty with the south right of way line of the Columbiana paved road; thence along the south line of said road south 86 deg. west 949 feet to a concrete post corner of lot of J. E. Naish; thence run south 1 deg. 50 min. west 394 feet to the point of beginning; thence continue in the same direction 36 feet to the NW corner of a lot owned by Alvin and Avis Garrett; thence along said Garrett lot north 57 deg. 25 min. east 201.6 feet; thence north 32 deg. 35 min. west 42 feet; thence in a southwesterly direction in a straight line to the point of beginning.

All the above described land being situated in SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama.

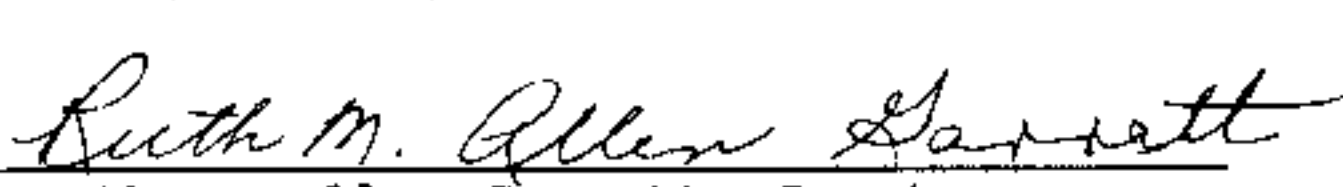
Begin on the south line of the Columbiana road at the NE corner of J. E. Naish lot; said point being marked by a concrete post and from said beginning point run south 1 deg. 50 min. west 430 feet to the point of beginning of the lot herein conveyed; thence north 57 deg. and 25 min. east 201.6 feet; thence south 32 deg. 35 min. east 125 feet; thence south 54 deg. 25 min. west 233.4 feet to the north right of way line of U. S. Highway #31; thence along same north 42 deg. 15 min. west 74.7 feet; thence north 1 deg. 50 min. east 77 feet to the point of beginning, being situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 21, Range 2 West, Shelby County, Alabama.

Less and except a portion thereof heretofore conveyed to Ralph H. Garrett, and subject to public road right of way.

SIGNED FOR IDENTIFICATION:


 Ralph H. Garrett, Grantor

SIGNED FOR IDENTIFICATION:


 Ruth M. Allen Garrett, Grantor

1993-09287

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