

This instrument was prepared by:
(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Larry R. Garrett
(Address) 107 Augusta Way
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF Alabama
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$111,900.00

That in consideration of ONE HUNDRED ELEVEN THOUSAND NINE HUNDRED AND NO/100THS----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DEAN R. GRAHAM AND WIFE, CANDICE M. GRAHAM
(herein referred to as grantors) do grant, bargain, sell and convey unto
LARRY R. GARRETT ADN WIFE, KATHY H. GARRETT

(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:

Lot 20, according to the Final Plat of Augusta Pointe, as recorded in Map Book 13, page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$106,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-10902

04/20/1993-10902
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

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 (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 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 7th day of APRIL, 19 93

WITNESS

(Seal)

(Seal)

(Seal)

✓ Dean R. Graham (Seal)
Dean R. Graham
✓ Candice M. Graham (Seal)
Candice M. Graham

STATE OF Mississippi
Harrison

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dean R. Graham and wife, Candice M. Graham whose names 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 7th day of APRIL A.D., 19 93

my commission expires: Jan 9, 1995

✓ Julie Marie Seymour
Notary Public