

SEND TAX NOTICE TO:
Robert Graham Edwards
(Name) Sally Middleton Edwards

This instrument was prepared by
(Name) Jones & Waldrop

(Address) 180 Stratford Circle
Pelham, Alabama 35124

(Address) 1009 Montgomery Highway South, Birmingham, Alabama 35216
247-93

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 Hundred Twenty Two Thousand Seven Hundred Fifty & No/100-- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mark A. Garnett and wife, Lynn T. Garnett

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

Robert Graham Edwards and Sally Middleton Edwards
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 4, according to the Map and Survey of Stratford Place, Phase IV, as recorded in
Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:
1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and
conditions of record, if any.

\$116,600.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

10/01/1993-30289
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.00

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 24th
day of September, 1993.

WITNESS:

(Seal) Mark A. Garnett (Seal)
(Seal) Lynn T. Garnett (Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mark A. Garnett and wife, Lynn T. Garnett
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 24th day of September, A. D., 1993
My commission expires: 9/13/96 Notary Public.