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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) Rufus Bond McKenzie  
(Address) 8031 Hwy 13  
Helen Ala 35080

This instrument was prepared by  
(Name) Michael T. Atchison, Attorney at Law  
(Address) P.O. Box 822 Columbiana, Al. 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 Five Hundred and no/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Timmy Lee Garner and wife, Sarah Sue Garner  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rufus Bond McKenzie and Lisa McKenzie  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in,  
Shelby County, Alabama to-wit:

Part of the North half of NW 1/4 of Section 25, Township 20 South, Range 4 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of said Section 25; thence in an Easterly direction along the North boundary of said quarter section 931.02 feet to the point of beginning of tract herein described; thence continuing in Easterly direction in straight line along the North boundary of said quarter section 432.87 feet to point of intersection with a County Road right of way; thence turning an angle of 140 degrees and 13 minutes to right in Southwesterly direction along Northwesterly boundary of said County Road right of way 137.51 feet to the point of beginning of the arc of a curve turning to the left in Southwesterly direction having a radius of 2,904.79 feet said arc being subtended by a central angle of 3 degrees 20 minutes and 58 seconds and having a chord of 169.79 feet in length; thence along said arc of said curve 169.81 feet which is Northwest boundary of said right of way; thence turning an angle of 41 degrees 27 minutes 29 seconds to the right from last mentioned chord having a length of 140 degrees and 13 minutes to the right in Northeasterly direction 313.08 feet to the point of beginning. According to the survey of Hermon D. Westbrook, Registered Land Surveyor, dated February 10, 1968.

10/04/1994-30198  
02:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
GOL MCD

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

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 22 day of August, 1994.

WITNESS:  
\_\_\_\_\_(Seal) Timmy Lee Garner \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Sarah Sue Garner \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timmy Lee Garner and Sarah Sue Garner 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 22 day of August, A. D., 19 94  
[Signature]  
Notary Public.

Inst # 1994-30198