

SEND TAX NOTICE TO:

(Name) Merl Short

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(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 Hundred Thirteen Thousand, 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,  
Ann Starling, a married woman; and  
Sandra B. Garrison and husband, Frank E. Garrison  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Merl L. Short and wife, Marjorie Short

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NW corner of the East 1/2 of SE 1/4 of NW 1/4 of Section 35, Township 10 South, Range 1 East; thence run Southerly along the West line of said E 1/2 of said SE 1/4 of NW 1/4, a distance of 984.46 feet to the North right-of-way line of current county chert road #450; thence continue in the same direction 19.42 feet to the centerline of said road; thence turn an interior angle of 114 degrees 2 minutes 10 seconds and run in a Southeasterly direction a distance of 264.94 feet to a point; thence turn an angle to the left of 64 degrees 34 minutes 20 seconds and run in a Northeasterly direction 584.03 feet along said centerline to a point; thence turn an angle to the left of 13 degrees 34 minutes 30 seconds and run in a Northeasterly direction along centerline of said road 436.56 feet to a point; thence turn an angle to the right of 21 degrees 00 minutes 00 seconds and run in a Northeasterly direction along said centerline 327.77 feet to a point; thence turn an angle to the right of 15 degrees 39 minutes 10 seconds and run in a Northeasterly direction along said road a distance of 327.29 feet to a point; thence turn an angle to the left of 26 degrees 45 minutes and run in a Northeasterly direction along said road a distance of 205.36 feet to a point on the North line of the SW 1/4 of NE 1/4 of said Section 35, thence run in a Westerly direction along the North side of said SW 1/4 of NE 1/4 and the North line of East 1/2 of the SE 1/4 of NW 1/4 a distance of 1,723.95 feet to the point of beginning.

Subject to taxes for 1996 and subsequent years, easements, restrictions, and rights of way of record.

This property constitutes no part of the homestead of Ann Starling or of her spouse.

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 13th day of January, 19 95.

WITNESS:

Sandra B. Garrison (Seal)  
Sandra B. Garrison  
Frank E. Garrison (Seal)  
Frank E. Garrison  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

Ann Starling (Seal)  
Ann Starling  
by: Frank E. Garrison (Seal)  
by: Frank E. Garrison, Attorney in fact  
under Power of Attorney recorded as (Seal)  
Instrument #1995-\_\_\_\_\_, in Probate  
Office of Shelby County, Alabama.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sandra B. Garrison and husband, Frank E. Garrison 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 13th day of January, A. D., 19 95

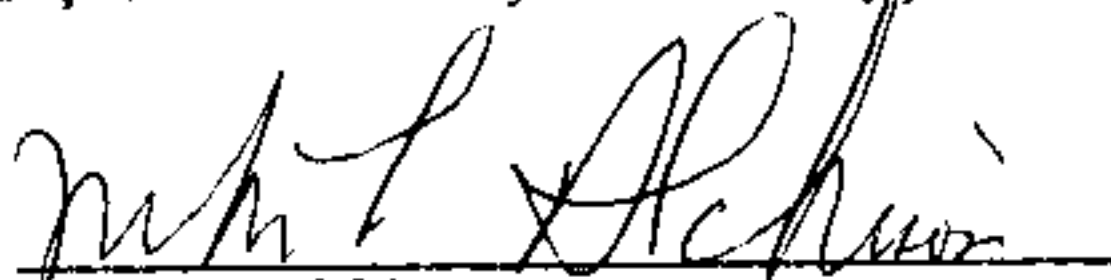
Mike T. Atchison  
Notary Public.

Inst # 1995-01221

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Frank E. Garrison, whose name as Attorney in Fact for Ann Starling is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 13th day of January, 1995.

  
Notary Public

My commission expires: 10-16-96

Inst # 1995-01221

01/13/1995-01221  
03:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 125.50