

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1995-15740

WARRANTY DEED  
06/16/1995-15740  
09:27 AM CERTIFIED

STATE OF ALABAMA  
SHELBY COUNTY

SHELBY COUNTY JUDGE OF PROBATE  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND & NO/100---- (\$40,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Mildred Ann Sherer and wife, Aaron D. Sherer (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto W. C. Garrett, a married individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

That part of the NW 1/4 of NE 1/4 of Section 18, Township 21, Range 2 West, described as follows: Commencing at the Southeast corner of said forty acres and run North 2 deg. 15 min. West 793 feet to the point of beginning; thence run South 72 deg. 10 min. West 686 feet to the East right of way line of the Birmingham-Montgomery Highway; thence run North 40 deg. 30 min. West 124.5 feet along the East side of said Highway; thence run North 72 deg. 10 min. East 762.6 feet to the East boundary line of said forty acres; thence run South 2 deg. 15 min. East 121.4 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$39,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: P. O. Box 983, Alabaster, Alabama 35007.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of June, 1996.

Mildred Ann Sherer (SEAL)  
Mildred Ann Sherer  
Aaron D. Sherer (SEAL)  
Aaron D. Sherer

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Mildred Ann Sherer and wife, Aaron D. Sherer 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 15th day of June A.D., 1996

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

Notary Public