

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

Grantee's address:

Paul Anderson Garrett
P.O. Box 1745
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-one Thousand and no/100 Dollars
(\$31,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Fleet Barrow and Memory Barrow, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Paul Anderson Garrett

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88° 00' 40" East along the South line of said Section a distance of 1192.67 feet to a point; thence North 0° 37' 00" East a distance of 497.51 feet to a point; thence North 89° 23' 00" East a distance of 69.81 feet to the point of beginning and being on the North bank of Lay Lake; thence North 18° 10' 06" East a distance of 202.94 feet to a point; thence North 40° 15' 26" East a distance of 366.82 feet to a point on the Southerly right of way line of a 60 foot wide County Road; thence South 44° 42' 54" East along said Southerly right of way line a distance of 60.00 feet to a point; thence South 32° 07' 59" West a distance of 378.52 feet to a point; thence South 18° 10' 06" West a distance of 195.96 feet to a point on the said North bank of said Lay Lake; thence North 53° 28' 01" West along said North bank a distance of 14.36 feet to a point; thence North 45° 13' 00" West continuing along said North bank a distance of 96.61 feet to the point of beginning.

Also known as Lot 2, according to the Survey of Mulberry Landing Estates, as recorded in Map Book 17 page 109 in the Probate Office of Shelby County, Alabama.

Subject to easements, setbacks, restrictions, covenants, and conditions as shown on recorded plat and as set out in instruments recorded in Real Book 60 page 991 and 206 page 69 in the Probate Office of Shelby County, Alabama.

Subject to utility easements and rights of way of record.

Subject to Alabama Power Company flood rights.

Less and except all minerals and mining rights not owned by Grantors, including those set out in Real Book 60 page 991, in the Probate Office of Shelby County, Alabama.

Inst # 1996-00370

01/04/1996-00370
03:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.50

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th
day of October, 1995.

(SEAL)

Fleet Barrow
Fleet Barrow

(SEAL)

(SEAL)

Memory Barrow
Memory Barrow

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Fleet Barrow and Memory Barrow, husband and wife

a Notary Public in and for said County,

Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, A.D. 1995

Notary Public