

This instrument was prepared by

Newman & Sexton
 (Name) 3021 Lorna Rd.
 Birmingham, Al. 35216
 (Address)

C. Clifton Garrett, Jr.
 (Name) 1177 Four Wings Lake Dr.
 Alabaster, Al. 35007
 (Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) Dollar

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 C. Clifton Garrett, Jr. and his wife Ritcha L. Garrett

(herein referred to as grantors) do, grant, bargain, sell and convey unto
 C. Clifton Garrett, Jr. and Ritcha L. Garrett

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

See attached Exhibit A for legal description incorporated herein for
 all purposes.

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

Grantors and Grantees are one and the same persons, the purpose of this
 deed to convey title to husband and wife as joint tenants with right of
 survivorship.

Inst # 1996-08413

03/14/1996-08413
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 SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD, to 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 1 day of
March, 19 96.

 (Seal)

C. Clifton Garrett, Jr.
 C. CLIFTON GARRETT, JR. (Seal)

 (Seal)

Ritcha L. Garrett
 RITCHA L. GARRETT (Seal)

STATE OF ALABAMA
 COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
C. Clifton Garrett, Jr. & his wife Ritcha L. Garrett 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 the 1 day of March, 19 96.

[Signature]
 Notary Public

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SCHEDULE A

Legal Description of Subject Property

A part of tract 4, according to the survey of Four Wing Lake Estates, as recorded in Map Book 12, page 89 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21 south, Range 2 west, Shelby County, Alabama and run thence northerly along the east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 2, a distance of 2,123.20 feet to a point; thence turn 91°44'21" left and run westerly 641.62 feet to the point of beginning of the property being described; thence continue along last described course a distance of 650.00 feet to a point on the west line of a sixty foot wide road easement; thence turn 92°51'37" right and run northerly along the said west line of said road easement a distance of 335.50 feet to a point; thence turn 87°08'23" right and run easterly parallel with the south line of subject property a distance of 650.00 feet to a point; thence turn 92°51'37" right and run southerly a distance of 335.50 feet to the point of beginning.

R. L. Garrett
R. L. Garrett

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