

This instrument was prepared by

Send Tax Notice To:

William H. Halbrooks

Andrew R. Garver

(Name)  
704 Independence Plaza  
Birmingham, Alabama 35209  
(Address)

(Name)  
4324 Heritage View Road  
Birmingham, Alabama 35242  
(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Six Thousand and no/100-----(\$166,000.00)-- Dollars

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

Jeff M. Terry and wife, Sharon R. Terry

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Andrew R. Garver and Terri D. Garver

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

Lot 49, according to the Survey of Heritage Oaks, as recorded in Map Book  
11, Page 23 A & B, in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$157,700.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

04/11/1996-11804  
12:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 17.00

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 1st day of  
April, 19 96

(Seal)

*Jeff M. Terry*  
Jeff M. Terry

(Seal)

(Seal)

*Sharon R. Terry*  
Sharon R. Terry

(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  
Jeff M. Terry & Sharon R. Terry, 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 the 1st day of April, 19 96.

*William H. Halbrooks*  
Notary Public William H. Halbrooks

11804-1996-001  
# 150