

GRANTEE'S ADDRESS:
Joey Lynn Garner
4389 So Shades Crest Rd.
Bessemer, Al 35023

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Six Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Graham N. Webster and wife, Ruby T. Webster
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Joey Lynn Garner

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

Lot 5, according to the map of a resubdivision of Lots 1 & 4 SOUTH COVE, 3rd Sector
recorded in Map Book 21, Page 70 in Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Restrictions and conditions on recorded plat.
2. Restrictive covenants recorded in Real Book 267, Page 890, amended restrictions recorded in Instrument No. 1994-31178 and Instrument No. 1996-24093 in Probate Office of Shelby County, Alabama.
3. Shelby County Department of Planning & Development requires that as long as this subdivision remains private, the roads, structures and drainage shall be maintained by the property owners. It is therefore expressly made a condition of this conveyance that the Grantee shall contribute ratably with the other property owners in the subdivision to the cost of any materials and labor used in the repair and maintenance of South Cove Court, drainage facilities, and structures associated therewith as shown on the plat of said subdivision. This duty to repair and maintain shall continue until such time, as, if, and when the subdivision becomes public.

\$23,400.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Inst # 1996-26420

08/14/1996-26420
03:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 13th
day of August, 19 96

(SEAL) Graham N. Webster (SEAL)
Graham N. Webster
(SEAL) Ruby T. Webster (SEAL)
Ruby T. Webster
(SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Graham N. Webster and wife, Ruby T. Webster

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 13th day of August A.D. 19 96

GNBSC / Davis Plaza

William R. Justice
Notary Public

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