

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

Grantee's address:
Austin Henley
121 Moss Hill Lane
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-seven Thousand and no/100
(\$37,000.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Gerald T. Garrett, married

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

Austin Henley and Barbara Henley

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commencing at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 34, Township 24 North, Range 15 East; run thence West 670 feet along the North boundary line of said forty to a point; run thence South parallel to East line of said forty a distance of 30 feet to a four and one-half inch square concrete post to the point of beginning of the lot herein described; run thence South parallel to the line of said forty a distance of 109 feet to a point; run thence south 82 deg. West a distance of 49 feet to a point; run thence North 9 deg. West 116 feet and 9 inches to a point; run thence East parallel to the North boundary line of said forty a distance of 35 feet to the point of beginning.

Also an undivided one-seventh (1/7) interest in and to the following described property:

Commence at the Northwest corner of NE 1/4 of SE 1/4 Section 34, Township 24 North, Range 15 East; thence run North 88 deg. 12 min. East along the North boundary line of said 1/4-1/4 section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp recorded in Map Book 4, page 28 in the Office of the Judge of Probate of Shelby County, Alabama; run thence South 0.00 deg. 06 min. East a distance of 264.00 feet to the point of beginning of the lot herein described; thence continue South 0.00 deg. 06 min. East and run a distance of 6.00 feet to the Southeast corner of Lot No. 5 as per said Map; thence run North 88 deg. 12 min. East along the south side of said Lot 5 a distance of 8.00 feet; thence run North 0.00 deg. 06 min. West, a distance of 6.00 feet; thence run South 88 deg. 12 min. West a distance of 9.00 feet to the point of beginning; being situated in Shelby County, Alabama.

The above-described property is not the homestead of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I/we have hereunto set my/our hands(s) and seal(s), this 15th
day of November, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Gerald T. Garrett (Seal)
1996-37925

(Seal)

11/15/1996-37925
02:03 PM CERTIFIED (Seal)

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 46.50 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Gerald T. Garrett, married

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 15th day of November, A. D., 19 96

Form 31-A

Notary Public.

SNBS/ Davis Plaza