

This instrument was prepared by

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 35051

Grantee's address:

Austin Henley  
121 Moss Hill Lane  
Cahaba, 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 DOLLARS  
(\$37,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES 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 GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in 165 ft  
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 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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* 1996-37925 (Seal)  
Gerald T. Garrett AS

*11/15/1996-37925* (Seal)  
*02:03 PM CERTIFIED* (Seal)  
*SHELBY COUNTY JUDGE OF PROBATE* (Seal)  
*001 MCD 46.50*

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

*William R. Justice*  
Notary Public.