

This instrument was prepared by:
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Glenn Alan Gardner
name
613 11th Avenue
address
Alabaster, AL 35007

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY ONE THOUSAND AND NO/100-----
----- DOLLARS (\$71,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Rickey E. Connell and wife, Lisa A. Connell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Glenn Alan Gardner

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

Lot See Legal Description on attached Exhibit "A".

Subject to taxes for 1997.

Grantors make no warranty of title as to mineral and mining rights.

\$ 63,900.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1996-40128

12/06/1996-40128
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 27th
day of November, 19 96

_____(Seal)
_____(Seal)
_____(Seal)

Rickey E. Connell (Seal)
Rickey E. Connell
Lisa A. Connell (Seal)
Lisa A. Connell (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Rickey E. Connell and wife, Lisa A. Connell
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 hands and official seal this 27th day of November, A.D. 19 96

Larry L. Halcomb Notary Public

My Commission Expires:
January 23, 1998

1996-40128

EXHIBIT "A"

Lot No. 72, as shown on map entitled "Property Line Map, Silurla Mills", as recorded in Map Book 5, Page 10 in the Office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the West Right of Way line of 6th Street, S. W. (Fallon Avenue-record) and the South Right of Way line of 11th Avenue S. W. (Strowd Avenue-record), said Right of Way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Silurla, Alabama; thence Northwesterly along said Right of Way line of 11th Avenue S. W. (Strowd Avenue-record) for 94.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run Southwesterly for 119.65 feet; thence 49 degrees 11 minutes 22 seconds right and run Southwesterly for 132.12 feet; thence 130 degrees, 48 minutes, 38 seconds right and run Northeasterly for 206.00 feet to a point on the South Right of Way line of 11th Avenue S. W. (Strowd Avenue-record); thence 90 degrees 00 minutes right and run Southeasterly along said line of 11th Avenue, S. W. for 100.00 feet to the point of beginning.

Inst # 18986-40128

12/06/1996-40128
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002 HCD 18.50