

This instrument was prepared by

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

34-40243
1996-40243
Inst

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100----- DOLLARS (\$1-----)

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we, (herein
Kermit D. Todd, Jr. and wife, Alice Faye Todd
herein referred to as grantors) do grant, bargain, sell and convey unto
Michael Garrett and Gwendolyn Garrett
(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

PARCELS 18, 19, & 21 as more particularly described on attached Exhibit "A"

Grantee's address:

2530 Howells Cove Road
Talladega, Alabama 35160

TO HAVE AND TO HOLD to the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 25th
day of July, 19 95.

WITNESS: TO MARK OF ALICE FAYE TODD:

HER (X) MARK

Penelope Todd (Seal)

(Seal)

Cynthia Woodard (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Kermit D. Todd, Jr. and wife, Alice Faye Todd
whose name 5 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 25th day of

A. D. 19 95.

Jerry W. Peavy
Notary Public
My COMMISSION EXPIRES JULY 20, 1996.
12/06/1996-40243
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 17.00

EXHIBIT "A"

PARCEL 18

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West, thence run westerly along the north line thereof a distance of 685.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.87 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.88 feet to the point of beginning, said property containing 0.75 acres, more or less.

Also a 30 foot easement for ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 19

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 783.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 100.80 feet; thence turn left a measured angle of .89 degrees 54 minutes 51 seconds (Map 90 degrees 08' 30") and run southerly a measured distance of 162.92 feet (Map 163.02 feet); thence turn left 0 degrees 23 minutes and continue southerly a distance of 169.96 feet; thence turn left 89 degrees 42 minutes and run easterly a distance of 100.80 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.87 feet to the point of beginning, said property containing 0.77 acres, more or less.

Also a 30 foot easement for ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the ~~southwest~~ ^{1996.000} corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 21 12/06/1996-40243
01:29 PM CERTIFIED

Commence at the Northeast corner of the S.W. ~~1/4~~ ^{Southwest} of Section 10,
Township 22, South, Range 2 West; thence run ~~westerly~~ ^{west} along the north
line thereof a distance of 884.43 feet; thence turn left a measured
angle of 89 degrees 54 minutes 51 seconds (Map 90 degrees 08' 30") and
run southerly a measured distance of 162.92 feet; (Map 163.02 feet), to
the point of beginning of the property described herein; thence turn
left 0 degrees 23 minutes and continue southerly a distance of 169.96
feet; thence turn right 90 degrees 18 minutes and run westerly a
distance of 175.89 feet to the easterly right-of-way line of a public
road, said right-of-way being on a curve to the left having a radius of
7919.38 feet; thence turn right 70 degrees 22 minutes 51 seconds to the
chord of said curve and run northwesterly along said chord a distance
of 180.78 feet; thence from said chord, turn right 109 degrees 34 minutes
36 seconds and run easterly a measured distance of 235.52 feet (Map
236.00 feet); to the point of beginning, said property containing 0.80
acres, more or less.

Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.