

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-39794
12/04/1996-39794
09:52 AM CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED & NO/100---- (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timmy Lee Garner and wife, Sarah Sue Garner (herein referred to as grantors), do grant, bargain, sell and convey unto Rufus Bond McKenzie and wife, Lisa McKenzie (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description on Exhibit A attached and incorporated herein by reference.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is being recorded to correct the legal description in that certain other deed recorded 10/04/94 in Instrument No. 1994-30198.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of November, 1996.

Timmy Lee Garner (SEAL)
Timmy Lee Garner

Sarah Sue Garner (SEAL)
Sarah Sue Garner

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timmy Lee Garner and wife, Sarah Sue Garner whose names 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 15th day of November A.D., 1996

Inst # 1996-41893

[Signature]
Notary Public

12/20/1996-41893
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

REGON I MURPHY
MY COMMISSION EXPIRES
2/20/99

Inst # 1996-41893

EXHIBIT A

Part of the North half of NW 1/4 of Section 25, Township 20 South, Range 4 West of Huntsville Principal Meridan, Shelby County, Alabama; being more particularly described as follows:

Begin at the NW corner of said Section 25; thence in an Easterly direction along the North boundary of said 1/4 Section 931.02 feet to the point of beginning of tract herein described; thence continuing in Easterly direction in straight line along the North boundary of said 1/4 section 432.87 feet to point of intersection with a County Road right of way; thence turning an angle of 140 deg. 13 min. to the right in Southwesterly direction along Northwesterly boundary of said County Road right of way 137.51 feet to the point of beginning of the arc of a curve turning to the left in Southwesterly direction having a radius of 2,904.79 feet said arc being subtended by a central angle of 3 deg. 20 min. 58 sec. and having a chord of 169.79 feet in length; thence along said arc of said curve 169.81 feet which is Northwest boundary of said right of way; thence turning an angle of 41 deg. 27 min. 29 sec. to the right from last mentioned chord having a length of 169.79 feet in Westerly direction 440.60 feet; thence turning an angle of 140 deg. 13 min. to the right in Northeasterly direction 313.08 feet to the point of beginning.

Inst # 1996-39794

12/04/1996-39794
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

T L Garner
S. S. Garner

Inst # 1996-41893

12/20/1996-41893
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00