

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) Deann Livingston
(Address) 4005 Harris Avenue
Adamsville, AL 35005

Send Tax Notice to:
(Name) H. Wayne and Johnnie Garner
(Address) 36600 Highway 280
Sylacauga, AL 35150

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of \$10.00 and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Paul E. Carlisle, unmarried man a/k/a Paul E. Carlisle, Sr.
(herein referred to as grantors), do grant, bargain, sell and convey unto
H. Wayne Garner and Johnnie Garner, a married couple
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:
All my undivided 1/2 interest in and to the following described property:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF NW 1/4 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 15 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 24, NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID 1/4-1/4 SECTION 298.79 FEET; THENCE TURN 96 DEG. 28 MIN. TO THE RIGHT IN A NORTHWESTERLY DIRECTION 176.50 FEET, MORE OR LESS TO INTERSECTION WITH THE DATUM PLANE OR CONTOUR LINE 397 FEET ABOVE MEAN SEA LEVEL, AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY, AS ADJUSTED IN JANUARY, 1995; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID 397 FEET CONTOUR LINE 300 FEET, MORE OR LESS TO INTERSECTION WITH THE NORTH BOUNDARY OF SAID 1/4-1/4 SECTION; THENCE IN A EASTERLY DIRECTION ALONG SAID NORTH BOUNDARY 60.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT to easements and rights of ways and restrictions of record.

This property is not the homestead of the grantor or grantees herein.

Inst # 1997-16807

05/30/1997-16807
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 28.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 noted above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 29
day of May, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Paul E. Carlisle, Sr.
(Seal)

(Seal)

(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 Paul E. Carlisle, unmarried man, whose name is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,
he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of May, A.D., 1997.

MY COMMISSION EXPIRES AUG. 21, 1999

My Commission Expires:

James A. Knight
Notary Public