

This instrument was prepared by  
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ATTORNEY AT LAW  
P.O. Box 119                      205/665-5102  
Montevallo, AL 35115-0091      205/665-5076

Send Tax Notice to: Phillip G. Garrett  
(Name) \_\_\_\_\_  
(Address) 495 Milstead Drive  
Calera, AL 35040

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

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

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
A. H. Garrett and wife, Eloise Garrett

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

Phillip G. Garrett, all of Grantors' Life Estate interest in and to  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

Commence at the point of intersection of the North right-of-way of the Southern Railway and the West boundary line of Section 4, Township 24 North, Range 13 East; thence run in an Easterly direction along the North right-of-way of said railway for a distance of 511.20 feet to an iron, being the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said right of way for 210.00 feet to an iron; thence turn an angle of 103 degrees 12 minutes left and run 107.85 feet to an iron; thence turn an angle of 76 degrees 48 minutes left and run 210.00 feet to an iron; thence turn an angle of 103 degrees 12 minutes left and run 107.85 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.

Inst # 1997-27652

08/28/1997-27652  
02:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

TO HAVE AND TO 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 said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th  
day of August, 19 97

_____ (Seal)	<u>A. H. Garrett</u> (Seal)
_____ (Seal)	<u>Eloise Garrett</u> (Seal)
_____ (Seal)	<u>Eloise Garrett</u> (Seal)

STATE OF ALABAMA  
SHELBY } County } General Acknowledgment

I, the undersigned authority \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that A. H. Garrett and Eloise Garrett

whose name(s) are signed to the foregoing conveyance, and who are Xs 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 27th day of August, 19 97  
5-17-99 My Commission Expires: \_\_\_\_\_  
[Signature] Notary Public

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