

SEND TAX NOTICE TO:

(Name) James A. Garrett  
803 Stoneridge Dr.  
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) Patricia K. Martin  
3021 Lorna Rd.  
(Address) Birmingham, Al. 35216

Form 1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One hundred thirty-three thousand five hundred and no/100 (\$133,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Bruce F. Mosser and his wife Susan Mosser

(herein referred to as grantors) do grant, bargain, sell and convey unto  
James A. Garrett and C. Sherilyn Garrett

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby

County, Alabama to-wit:

Lot 374, according to the Fieldstone Park, Third Sector, Phase II, as recorded in Map Book 20, page 35 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$137,171.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

11/05/1997-36241  
11:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

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 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 persons.

IN WITNESS WHEREOF, we we have hereunto set OUR hand(s) and seal(s), this 31 day of October, 19 97

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
COUNTY }

Bruce F. Mosser by Frank A. Rikard  
as his Attorney in Fact  
Susan Mosser by Frank A. Rikard  
as her Attorney in Fact

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_

Notary Public

Inst # 1997-36241

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Frank A. Rikard whose name as Attorney in Fact under Specific Durable Power of Attorney for Bruce F. Mosser and his wife Susan Mosser 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, she in her capacity as such Attorney in Fact under Power of Attorney for Bruce F. Mosser and his wife Susan Mosser executed the same voluntarily on the day the same bears date.

Given under my hand this the 31 day of October, 1997.

*Patricia A. Rikard*  
NOTARY PUBLIC

My commission expires: 6/28/2000

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