

SEND TAX NOTICE TO:

(Name) Oakley H. Garner, Jr.

(Address) _____

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.

P.O. Box 96

(Address) Gardendale, AL 35071

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Four Thousand and NO/100--(\$44,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John Howard Bullard and wife, Laura T. Bullard

(herein referred to as grantors) do grant, bargain, sell and convey unto

Oakley H. Garner, Jr. and wife, Jane F. Garner

(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 7, according to the survey of Mountain Oaks, as recorded in Map Book 10, Page 74,
in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a
lien but not yet payable.

Inst # 1997-39559

12/04/1997-39559
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 53.50

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 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 have hereunto set OUR hand(s) and seal(s), this 2nd

day of December 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

John Howard Bullard (Seal)
Laura T. Bullard (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

I, the undersigned _____ a Notary Public in and for said County, in said State,
hereby certify that John Howard Bullard and wife, Laura T. Bullard
whose name 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. 2nd day of December A D. 19 97
Given under my hand and official seal this _____

1-31-98
Notary Public