

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Roger A. Eastman
104 Indian Forest Road
Pelham, Alabama 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thousand and 00/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Estate of Colleen B. Garrett Probate Case #36-203** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Roger A. Eastman and wife, Elizabeth A. Eastman**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 15th day of May, 1998.

Estate of Colleen B. Garrett Probate

Dane Wesley Jarret Personal Representative
By: Dane Wesley Jarret,
Personal Representative

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Dane Wesley Jarret**, whose name as **Personal Representative of Estate of Colleen B. Garrett Probate Case #36-206** is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name as such Personal Representative, voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of May, 1998.

NOTARY PUBLIC

My Commission Expires:

3/5/97

Inst # 1998-19767

05/23/1998-19767
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 111.00

EXHIBIT A

A parcel of land located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 50.02 feet, thence 88 degrees 33 minutes 45 seconds left in an Easterly direction of 397.72 feet to the Point of Beginning, thence continue along last described course a distance of 190.0 feet, thence 73 degrees 18 minutes 25 seconds right in a Southeasterly direction a distance of 246.60 feet; thence 100 degrees 40 minutes 02 seconds right in a Westerly direction a distance of 255.0 feet, thence 90 degrees 41 minutes right in a Northerly direction a distance of 245.54 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

Inst # 1998-19767
05/29/1998-19767
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002 SNA 111.00

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