

Send Tax Notice To:  
M. Brian Slaughter and Marjorie P. Slaughter  
1528 Southern Drive  
Birmingham, Alabama 35242

This instrument was prepared by:  
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P. O. Box 380275  
Birmingham, AL 35238

Inst # 1999-08390

03/02/1999-08390  
08:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 17.50

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF One Hundred Seventy Nine Thousand Nine Hundred Dollars (\$179,900.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KENNETH A. GARRARD, JR. AND WIFE, KELLY W. GARRARD** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **M. BRIAN SLAUGHTER AND WIFE, MARJORIE P. SLAUGHTER** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 44, according to the Survey of Oakridge, 2<sup>nd</sup> Sector, as recorded in Map Book 10, Page 50 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments or 1999 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Southern Drive as shown by plat.
3. Easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 109 Page 562, and Real 170 Page 615 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 540 and Deed 101 Page 541 and Deed 186, Page 185 and Deed 186 Page 188 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 106 Page 529 and covenants pertaining thereto recorded in Real 106, Page 532 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 70, Page 519, 521 and 526 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 10 Page 50 A & B.
9. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$174500.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seals, this 26th day of February, 1999.

Kenneth A. Garrard Jr.  
Kenneth A. Garrard, Jr.

Kelly W. Garrard  
Kelly W. Garrard

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth A. Garrard, Jr. and wife, Kelly W. Garrard, whose names 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 date the same bears date.

Given under my hand and official seal, this the 26th day of February, 1999.

Kimberly Melton  
Notary Public  
My commission expires: 3-1-99

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