

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
KEN L. SCHEINERT
BECKY H. SCHEINERT
4427 Highway 61
Columbiana, AL 35051

Mailing Address:
229 Oakmont Road
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEEDS

KNOW ALL MEN BY THESE PRESENTS. That in consideration of ONE HUNDRED NINETY-FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO/100's (\$194,250.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we GARY W. GARNER and wife, SERENA MARIE GARNER, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto KEN L. SCHEINERT and BECKY H. SCHEINERT (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 3, Bart's Subdivision, as recorded in Map Book 18, Page 133, Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 26th day of April, 1999.


GARY W. GARNER


SERENA MARIE GARNER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GARY W. GARNER and SERENA MARIE GARNER, 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 day the same bears date.

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


Notary Public

My Commission Expires: 5/29/99

05/10/1999-19489
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 203.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1999-19489