

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
3525 LORNA RIDGE DRIVE, SUITE 100  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Terry W. Catalano  
Suzanne P. Catalano  
1594 Fairway View Drive  
Birmingham, AL 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-one thousand and 00/100 (\$91,000.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert E. Lee Garner and wife, Suzanne M. Garner (herein referred to as grantors) do grant, bargain, sell and convey unto Terry W. Catalano and Suzanne P. Catalano (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 3517, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

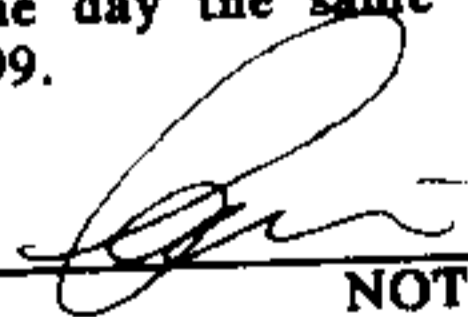
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 19, 1999.

WITNESS:

\_\_\_\_\_(SEAL) Robert E. Lee Garner (SEAL)  
Robert E. Lee Garner  
\_\_\_\_\_(SEAL) Suzanne M. Garner (SEAL)  
Suzanne M. Garner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Lee Garner and wife, Suzanne M. Garner, whose name(s) 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 on May 19, 1999.



NOTARY PUBLIC

My commission expires: 4/6/2000

Inst # 1999-21181

05/20/1999-21181  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WMS 99.50