

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Gary W. Garner
(Address) 1103 Walnut Circle
Alabaster AL 35007

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby } **KNOW ALL MEN BY THESE PRESENTS.**
COUNTY }

That in consideration of One Hundred Forty Thousand Five Hundred and no/100----- DOLLARS

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

Billy R. Bradley, II and wife, Tonya E. Bradley

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

Gary W. Garner and Serena M. 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 34, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$112,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-21653

05/24/1999-21653
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 37.00

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 21st day of May, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

Billy R. Bradley, II (Seal)
Tonya E. Bradley (Seal)

STATE OF ALABAMA
Shelby } **COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy R. Bradley, II

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. 21st day of May, A.D., 1999

Given under my hand and official seal this 21st day of May, A.D., 1999

My Commission Expires: 10/16/2000

Notary Public.