

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

THE STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED AND NO/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged we.

William H. Wood, Jr., a married individual (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto Bobby N. Garst and Sherri W. Garst, husband and wife (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby and the State of Alabama, to-wit

Lot 14-A, according to a Resurvey of Lot 14, Mooney Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, at Page 11.

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above described property.

For ad valorem tax appraisal purposes only, the mailing address of the above described property is 1760 Mooney Road, Columbiana, Alabama 35051.

The above described property is no part of the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF he has hereunto set his hand and seal, this 4th day of June, 1999.

WITNESS

Signature of William H. Wood, Jr. (U.S.)

Inst # 1999-23978

86/08/1999-23978
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

THE STATE OF ALABAMA, }
Montgomery COUNTY }

I, G. Barton Crum hereby certify that William H. Wood, Jr.

Notary Public, in and for said State of Alabama

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 1999

Signature of Notary Public

My commission expires: December 13, 2000

Notary Public

This instrument was prepared by: G. BARTON CRUM
PARNELL & CRUM, P.A.
P.O. Box 2189
Montgomery, Alabama 36102

FOR RECORDING ONLY