

This instrument prepared by:

Name: Norman W. Lipscomb

Address: P. O. Box 48999

Tuscaloosa AL 35404-8999

Source of Title:

Book: 1993

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Book:

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QQ	Q	SEC	T	R
W½	NE	22	22S	1W

Inst # 1999-34594

STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
Inst # 1999-34594

STATE OF ALABAMA)
SHELBY COUNTY)

08/17/1999-34594
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 26.00

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) paid by **GARY W. GARNER** and his wife, **SERENA M. GARNER**, to **WESTERVELT LAND COMPANY, INC.**, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT LAND COMPANY, INC.**, an Alabama corporation, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **GARY W. GARNER** and his wife, **SERENA M. GARNER**, (herein referred to as Grantees) 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, **SURFACE RIGHTS ONLY** in and to an undivided 50% interest in the following described tracts or parcels of land lying and being in **SHELBY** County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

An undivided 50% interest in that part of the W 1/2 of the NE 1/4 which lies west of Waxahatchee Creek and south of County Road #42, Section 22, Township 22 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said GARY W. GARNER and his wife, SERENA M. GARNER, for and during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said WESTERVELT LAND COMPANY, INC. has hereunto set its signature by Charles F. Huguen, its Vice President, who is duly authorized on this the 10th day of August, 1999.

ATTEST:

By: Charles F. Huguen

Its: Secretary

WESTERVELT LAND COMPANY, INC.

By: Charles F. Huguen

Its: Vice President

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Linda M. Montgomery, Notary Public in and for said county, in said state, hereby certify that Charles F. Huguen, whose name as Vice President of WESTERVELT LAND COMPANY, INC., a corporation, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of August, 1999.

Linda M. Montgomery
Notary Public

My commission expires:

7/19/2003

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:

✓ GARY W. GARNER
3174 Lee St.
Pelham, AL 35124

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