

SEND TAX NOTICE TO:

Address: Kenneth H. Garner
125 Lake Lane
Alabaster, AL 35007

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 2001-34505

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE DOLLAR AND NO/100 (\$1.00) and other good and valuable considerations** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Kay Pennington, a married woman**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Kenneth H. Garner**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of Section 22, Township 20 south, Range 3 west, Shelby County, Alabama and run thence North 01 degrees 18 minutes 36 seconds West along the east line of said Section a distance of 1,056.00' to a point; Thence run North 90 degrees 00 minutes 00 seconds West a distance of 1,650.00' to a corner and the point of beginning of the property being described; Thence continue along last described course a distance of 990.00' to a corner; Thence run South 00 degrees 01 minutes 47 seconds West a distance of 264.00' to a corner; Thence run South 90 degrees 00 minutes 00 seconds East a distance of 990.00' to a corner; Thence run North 00 degrees 01 minutes 47 seconds East a distance of 264.00' to the point of beginning, containing 6.0 acres, more or less.

Thence is a 30.0' wide easement for access to this property the centerline of which is described as follows:

Commence at the southeast corner of Section 22, Township 20 south, Range 3 west, Shelby County, Alabama and run thence North 01 degree 18 minutes 36 seconds West along the east line of said Section a distance of 1,056.00' to a point; Thence run North 90 degrees 00 minutes 00 seconds West a distance of 1,650.00' to a point; Thence continue along last described course a distance of 990.00' to a point; Thence run South 00 degrees 01 minutes 47 seconds West a distance of 15.0' to the point of beginning, on the centerline, of the easement being described; Thence run North 90 degrees West a distance of 625.16' to the east margin of Roy Drive and the end of easement.

There is an existing Gas line and easement across the northwest corner of this property.

Subject to the life estate previously reserved by the Ithiel Patton Geeters.

The hereinabove described property does not constitute any part of the homestead of the grantor or her spouse.

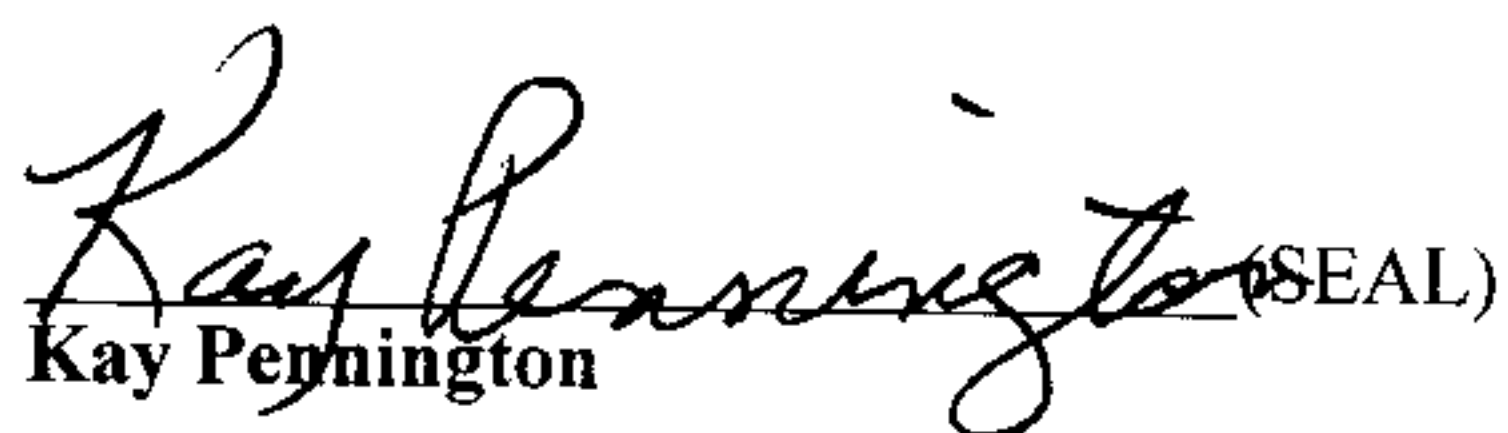
The property description used herein was furnished by the parties hereto, and title has not been examined by the preparer of this deed.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

08/14/2001-34505
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of August, 2001.

 (SEAL)
Kay Pennington

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay Pennington, a married woman** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2001.

 (SEAL)
Notary Public

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SHELBY COUNTY JUDGE OF PROBATE

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