

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) Phillip L. Garrett

(Address) 249 Hobson Rd
Columbiana, AL 35040

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

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

Betty A. Parker and husband, Kenneth T. Parker

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

Phillip L. Garrett and Donna M. Garrett

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$67,200.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2002-11108

*03/07/2002-11108
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 56.00*

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of February, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Betty A. Parker (Seal)
Betty A. Parker

Kenneth T. Parker (Seal)
Kenneth T. Parker

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty A. Parker and Kenneth T. Parker 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 this 28th day of February, A. D. 19 2002

My Commission Expires: 10/16/04

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 1 West and run West along the North line of said 1/4-1/4 for 231.38 feet to the point of beginning; thence continue along the last described course for 231.38 feet to the Easterly right of way of Southern Railroad; thence 76 degrees 32 minutes 05 seconds left and run Southwesterly along said right of way for 1162.56 feet to a curve to the right having a radius of 5607.34 feet; and run along said curve/right of way for 1464.74 feet to the Northerly right of way of Columbiana-Calera Road; thence 125 degrees 06 minutes 29 seconds left and run Easterly along said right of way 236.50 feet; thence 1 degree 29 minutes 27 seconds right and run 227.74 feet to a curve to the left having a radius of 731.63 feet; thence run along said curve/right of way for 395.24 feet; thence continue along said right of way and a curve to the right having a radius of 389.35 feet for 88.79 feet; thence 90 degrees 00 minutes left from tangent and run 303.95 feet; thence 35 degrees 00 minutes 16 seconds right and run 2009.61 feet to the point of beginning.

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