

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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 Garner

(Address)

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



20020703000310680 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
07/03/2002 11:05:00 FILED/CERTIFIED

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 Nine Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Billie Jean Folds, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Gary Garner and Timothy D. 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 1, Block 202, according to the map of Dunstans of the Town of Calera, Alabama,  
which is filed on record in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this  
June 2002  
day of

WITNESS:

(Seal) Billie Jean Folds (Seal)  
Billie Jean Folds (Seal)  
(Seal) (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Billie Jean Folds  
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 3rd day of June A. D., 19 2002

MY COMMISSION EXPIRES  
AUGUST 13, 2005

Notary Public