

This instrument was prepared by

20030612000370720 Pg 1/1 13.00
Shelby Cnty Judge of Probate, AL
06/12/2003 14:40:00 FILED/CERTIFIED

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Thousand and no/100 -----dollars

to the undersigned grantor, Calera & Shelby Railroad Museum, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary W. Garner and Timothy D. 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, the following described real estate,
situated in Shelby County, Alabama

Lot Number One (1) in Block 215, according to J. H. Dunstan's Map of the Town
of Calera, Shelby County, Alabama, recorded in the Probate Office of Shelby
County, Alabama.

Subject to restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD, To the said GRANTEES 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 the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ralph Honeycutt
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of June 18 2003

ATTEST:

Calera & Shelby Railroad Museum, Inc.

By

Ralph Honeycutt

President

STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned authority Letty Whisenhunt a Notary Public in and for said County in said
State, hereby certify that Ralph HONEYCUTT
whose name as President of Calera & Shelby Railroad Museum, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 12th day of June 18 2003

Letty Whisenhunt
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 28, 2008