

This instrument was prepared by

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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 Twenty Two Thousand Seven Hundred Seventy and no/100 -----dollars

to the undersigned grantor, Heart of Dixie 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

Lots 2,3,4,5,6,7,8,9,10,11,12,13,14,16,17,18, in Block 215, according to J. H.  
Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate  
Office of Shelby County, Alabama.

ALSO:

Lots 1,2,4,7,8,9,10, in Block 204, according to J. H. Dunstan's Map of the Town of  
Calera, Alabama, which map is on file 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 12<sup>th</sup> day of June 12<sup>th</sup> 2003

ATTEST:

HEART OF DIXIE RAILROAD MUSEUM, INC.

By Ralph Honeycutt  
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 Heart of Dixie 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 12<sup>th</sup> day of June 12<sup>th</sup> 2003

Letty Whisenhunt  
Notary Public  
MY COMMISSION EXPIRES APRIL 25, 2008