

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Kenneth and Amy Garner
(Address) 125 Lake Lane
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I, Kenneth Garner and wife, Amy Garner,

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

Kenneth Garner, and wife, Amy 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, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the S.W. corner of the N.W. 1/4 -N.E. 1/4 Section 36,T.S.20 South, Range 3 West and run North along the West line of said quarter quarter a distance of 432.80' to the point of beginning, thence continue along last descried course a distance of 40.03' to a point, thence turn 89°19'52" right and run Easterly a distance of 101.84' to a point, thence turn 90°36'54" right and run Southerly a distance of 40.88' to a point, thence turn 89°51'22" right and run Westerly a distance of 101.87' to the point of beginning containing 0.09 acres.

Also,

A part of the NW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, described as follows:

Commence at the SW corner of said 1/4-1/4 and run North along west boundary for 332.8 feet to point of beginning of land herein described; thence continue North along west boundary for said 1/4-1/4 a distance of 96.71 feet; thence turn an angle of 90 deg. 41 min. 27 sec. To the right and run 100 feet; thence turn an angle of 89 deg. 13 min. 17 sec. To right and run 96.96 feet; thence turn an angle of 90 deg. 55 min. 21 sec. Right and run 100.15 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject to applicable zoning and subdivision ordinances.

Subject to existing mortgage indebtedness.

This deed has been prepared without benefit of title examination at the request of the Grantee and Grantor

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.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, We have hereunto set our hand(s) and seal(s), this 2nd day of February, 2004.

WITNESS

Joyce Pierce (Seal) Kenneth Garner (Seal)
Bonnie Davis (Seal) Amy Garner (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Sharon Horton, a Notary Public in and for said County, in said State, hereby certify that Kenneth Garner and Amy Garner whose names 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 2nd day of Feb., 2004.

MY COMMISSION EXPIRES OCT. 27, 2007

My Commission Expires:

Sharon Horton
Notary Public