

This instrument was prepared by:

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Send Tax Notice to:

JAMES & CHRISTIE GARRETT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040305000115980 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/05/2004 14:11:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FORTY FIVE THOUSAND DOLLARS AND NO/00 (\$145,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BRIAN KEITH FRANKS, A Married MAN AND SHEILA ELIZABETH GRAY, A Married WOMAN** (herein referred to as grantor) grant, bargain, sell and convey unto, **JAMES A GARRETT AND CHRISTIE S. GARRETT** (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Situated in Shelby County, Alabama.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

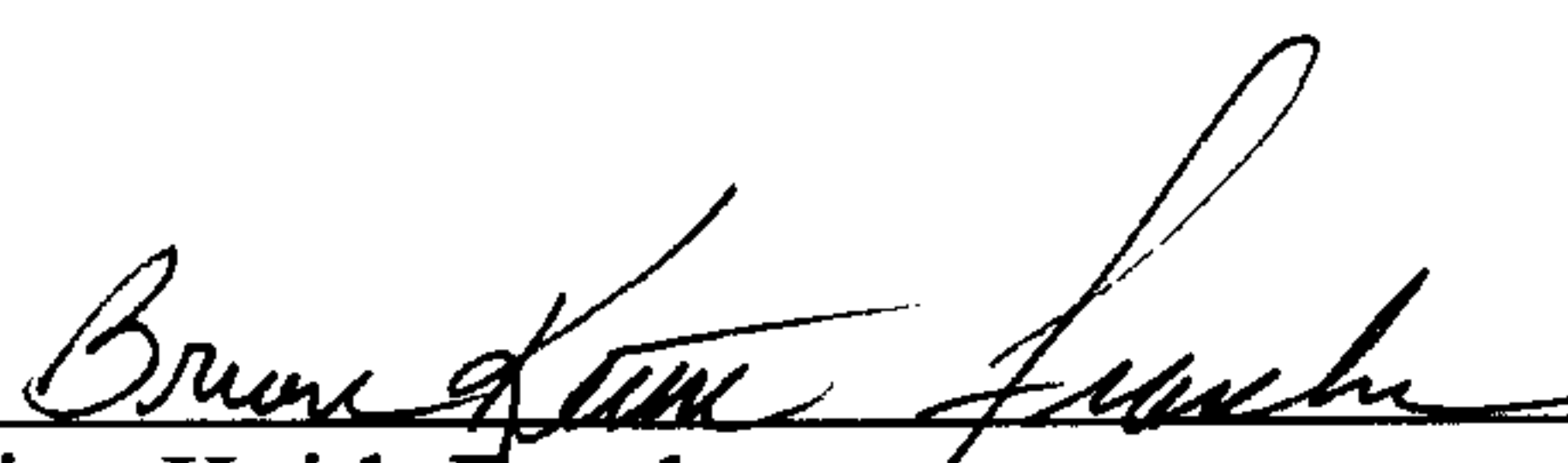
\$145,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

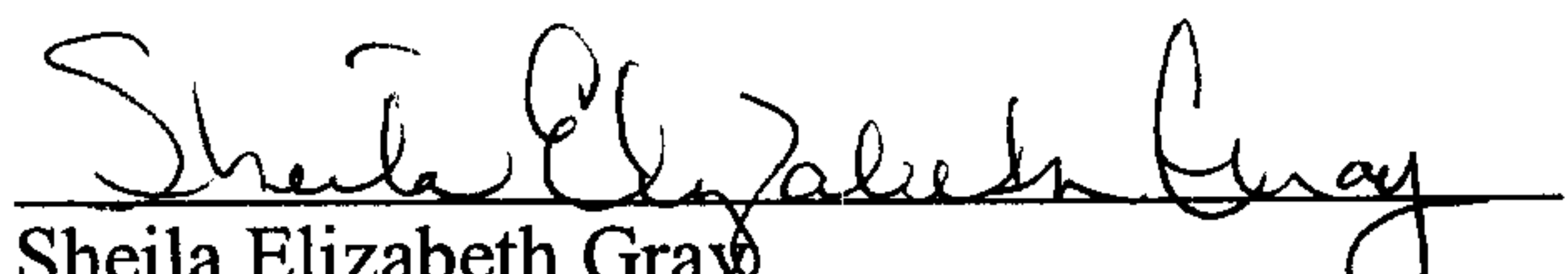
This property constitutes no part of the household of the grantor, or of his spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of February, 2004.

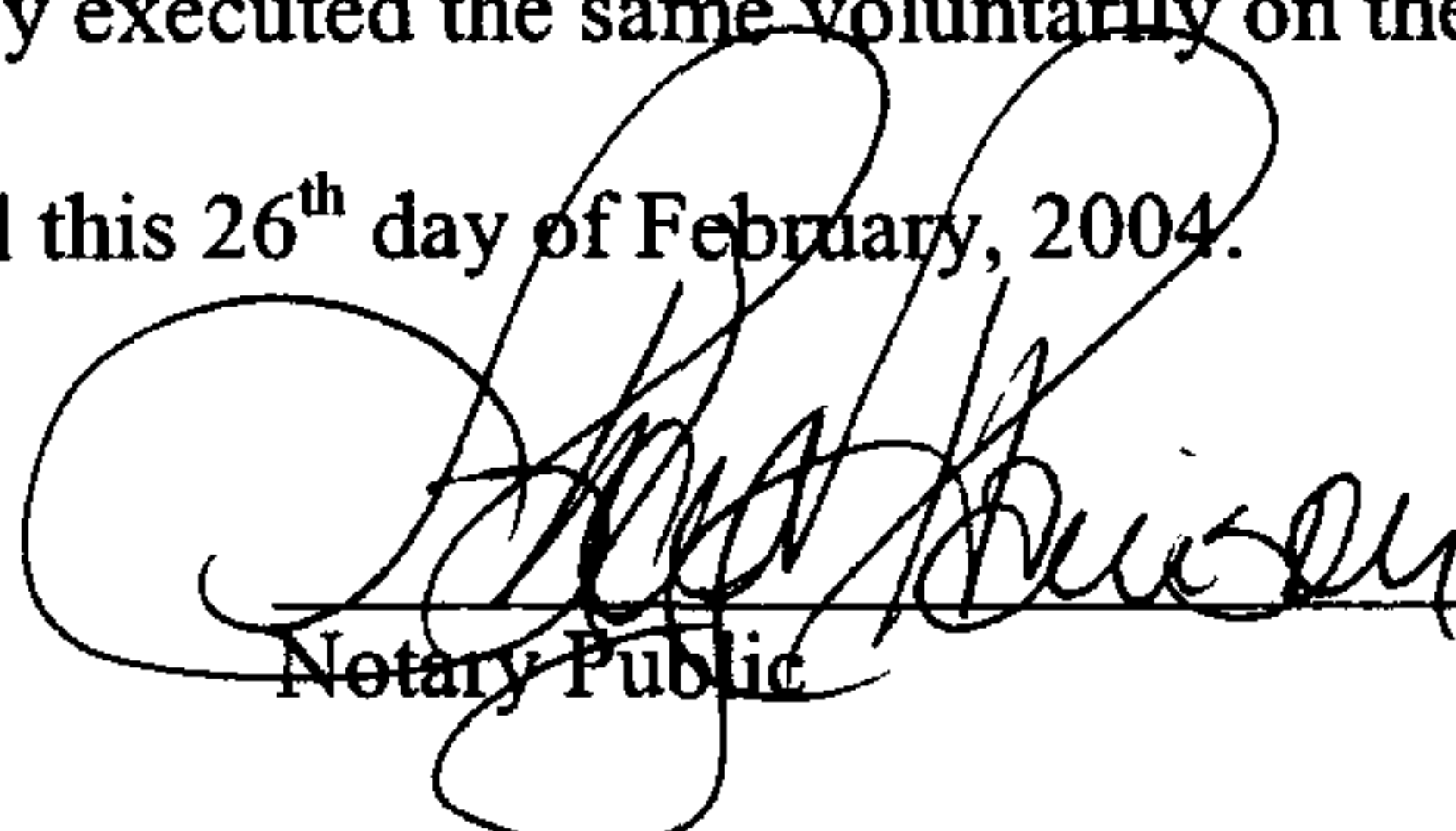

Brian Keith Franks


Sheila Elizabeth Gray

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby Brian Keith Franks and Sheila Elizabeth Gray. 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 26th day of February, 2004.


Notary Public

My commission expires: 2-20-07

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southeast corner of Section 7, Township 21 South, Range 1 West and run North along the East line of said Section 7, a distance of 3337.5 feet to the point of beginning, being the SE corner of NE 2/4 of SE 1/4 of NE 1/4; thence run West along the South boundary of said NE 1/4 of SE 1/4 of NE 1/4 a distance of 665.15 feet to a point being the SW corner of said NE 1/4 of SE 1/4 of NE 1/4; thence run in a northeasterly direction a distance of 573 feet (more or less) to an iron pin being the Northwest corner of Lot "B" as shown on a survey plat by Arnold A. Largin, August 20, 1970; thence run in a southeasterly direction along the Southwest 40 foot right of way line of Shelby County Highway #34 a distance of 489 feet (more or less) to a point on the East line of said Section 7; thence run South along said East line of said Section 7 a distance of 79 feet (more or less) to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4 of NE 1/4, Section 7, Township 21 South, Range 1 West.