

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To.

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Four Thousand and No/100 Dollars (\$44,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Thomas F. Garrett and wife, Belvin J. Garrett, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Martha Webster** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW1/4 of the SW1/4 of Section 19, Township 18 South, Range 12 East, Shelby County, Alabama; thence proceed South 00 deg. 44' 45" East along the East boundary of said 1/4 1/4 section for a distance of 460.93 feet; thence proceed South 44 deg. 58' 12" West for a distance of 216.54 feet to a 1-1/2" open top pipe in place; thence proceed South 44 deg. 54' 32" West for a distance of 73.25 feet (set 1/2" rebar) to the point being the point of beginning; from this beginning point continue South 44 deg. 54' 32" West along the northwesterly boundary of Shelby Avenue for a distance of 139.42 feet to a 1/2" rebar in place; thence proceed North 44 deg. 40' 10" West for a distance of 66.45 feet to a 1/2" rebar in place; thence proceed North 45 deg. 26' 20" East for a distance of 109.99 feet (set 1/2" rebar); thence proceed South 46 deg. 09' 37" East for a distance of 65.19 feet to the point of beginning

Deed prepared without benefit of title search or title insurance; legal description furnished by grantors.

\$44,000.00 of the above recited consideration is being paid by mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
29 day of July, 2005.

Thomas F. Garrett

Thomas F. Garrett

Belvin J. Garrett

Belvin J. Garrett

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas F. Garrett and Belvin J. Garrett, whose name(s) 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 29 day of July, 2005.

Janet K. Lerner

Notary Public

My Commission Expires: 6/1/06