

5,000.00

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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This instrument was prepared by:
(Name) Johnnie Poe Garner
(Address) 36600 U S Highway 280
Sylacauga, AL 35150

Send Tax Notice to:
(Name) Janie Mae Ison
(Address) 262 Highway 405
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA

Talladega COUNTY }

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of ten (10.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, H. Wayne Garner and Johnnie Garner, a married couple (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Janie Mae Ison, a married woman (herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Section 1, Township 24 North, Range 15 East

Begin at the NE Corner of above said 1/4-1/4, said point being the POINT OF BEGINNING; thence S00°00'00"E, a distance of 177.00'; thence N67°37'48"W, a distance of 90.37' to a point on the approximate water line of Lay Lake: N05°12'57"E, a distance of 136.05'; thence N73°36'27"E, a distance of 11.29'; thence N86°16'14"E and leaving above said water line, a distance of 60.50' to the POINT OF BEGINNING.

Said parcel containing 0.28 acres, more or less.

Also and including a 20' ingress/egress and utility easement lying 10' either side of and parallel to the following described centerline.

Commence at the NE Corner of above said 1/4-1/4; thence S00°00'00"E, a distance of 177.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N67°37'48"W, a distance of 90.37' to the POINT OF ENDING OF SAID CENTERLINE.

Shelby County, AL 09/09/2005
State of Alabama

Deed Tax: \$5.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 3rd day of August, 19-2005

(Seal)

(Seal)

(Seal)

H Wayne Garner (Seal)
Johnnie Garner (Seal)

(Seal)

STATE OF ALABAMA

Talladega County }

General Acknowledgment

I, Laura E Blair, a Notary Public in and for said County, in said State, hereby certify that H Wayne Garner & Johnnie Garner, whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of August, 19-2005

My Commission Expires
August 2, 2008
My Commission Expires:

Laura E Blair
Notary Public