THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) The Heart of Dixie Railroad Museum

(Address) _____

_____

20051101000567950 1/1 $146.00
Shelby Cnty Judge of Probate, AL
11/01/2005 02:40:12PM FILED/CERT

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of One Hundred Thirty Five Thousand and no /100 ---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gary W. Garner, a married man and Timothy D. Garner, a single man

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

The Heart of Dixie Railroad Museum

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 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.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR, GARY W. GARNER, OR OF HIS RESPECTIVE SPOUSE.

Shelby County, AL 11/01/2005
State of Alabama

Deed Tax:$135.00

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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of September, 2005.

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

Gary W. Garner (Seal)

_____ (Seal)

Timothy D. Garner (Seal)

STATE OF ALABAMA
Shelby **COUNTY** }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary W. Garner and Timothy D. 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 30th day of September A. D., 2005

MY COMMISSION EXPIRES APRIL 29, 2007

Katie Cannady
Notary Public

HD Richard