

20060508000215310 1/2 \$115.50
Shelby Cnty Judge of Probate, AL
05/08/2006 12:10:23PM FILED/CERT

This instrument was prepared by:
Hornsby & Dabbs, Attorneys at Law, L.L.C.
2010 Old Springville Road
Birmingham, AL 35215

Send Tax Notice To:
Steven E. Darden
155 Clearview Lane
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

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

That in consideration of Four Hundred Five Thousand Three Hundred Fifty and NO/100-- (\$405,350.00), to the undersigned Grantor, Garrison Homes, Inc., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Steven E. Darden and wife, Christy Darden, herein referred to as grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description.

Shelby County, AL 05/08/2006
State of Alabama

Deed Tax: \$101.50

Subject to easements and restrictions of record.

Mineral and mining rights excepted not owned by grantor.

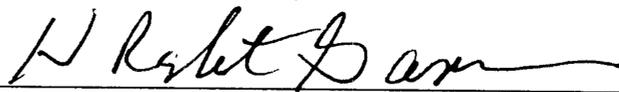
\$304,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, 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, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this 3rd day of May, 2006.

GARRISON HOMES, INC.



by: H. Robert Garrison

Its: President

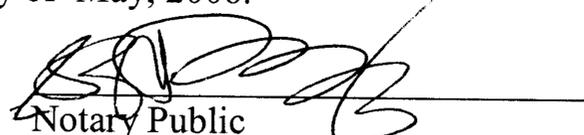
**STATE OF ALABAMA*
JEFFERSON COUNTY***

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Robert Garrison whose name as President of Garrison Homes, Inc., is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of May, 2006.

My Commission Expires:


Notary Public

STEPHANIE L. DABBS
My Commission Expires 3-25-07

EXHIBIT "A"

Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 west, Shelby County, Alabama and run thence South 90 degrees 00 minutes West along the north line of said quarter-quarter a distance of 427.51' to a point; thence run South 46 degrees 16 minutes 26 seconds West a distance of 72.07 to a steel property corner and the point of beginning of the property being described; thence continue last described course a distance of 85.72' to a steel property corner; thence run South 43 degrees 37 minutes 00 seconds East a distance of 347.68' to a steel property corner; thence run North 29 degrees 09 minutes 24 seconds East a distance of 185.00' to a steel property corner; thence run North 60 degrees 51 minutes 51 seconds West a distance of 306.86' to the point of beginning.

There is a twenty foot wide(20.0') access easement for access to this property the centerline of which is described as follows:

Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes West along the north line of said quarter-quarter a distance of 427.51' to a point; thence run South 46 degrees 16 minutes 20 seconds West a distance of 72.07' to a point thence continue last described course a distance 85.72' to a point; thence run South 43 degrees 37 minutes 00 seconds East a distance of 135.68' to the point of beginning on the centerline of the easement being described; thence run S 17°47'21"W – 31.08' to a point thence run S01°34'38"W – 46.47' to a point thence run S11°36'19"W – 88.22 to a point thence run S38°31'36"W – 50.46 to a point thence run S64°48'54"W – 59.18' to a point thence run S57°37'39"W – 53.78' to a point thence run S47°31'33"W – 63.68' to a point thence run S46°58"W – 52.95' to a point thence run S35°41'45"W – 41.41' to a point in the centerline of recorded access drive and the end of required easement.