20060629000313160 1/1 \$13.00 Shelby Cnty Judge of Probate, AL

06/29/2006 08:37:34AM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by Mitchell A. Spears Attorney at Law

Montevallo, AL 35115-0091

P.O. Box 119

205/665-5102

205/665-5076

Send Tax Notice to: Jeffery L. Williams, (Name) Carolyn F. Williams & Duane Williams

(Address) <u>150 Hwy. 216</u>

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

A. H. GARRETT, and wife, ELOISE GARRETT

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

JEFFERY L. WILLIAMS, CAROLYN F. WILLIAMS and DUANE WILLIAMS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

A NON-EXCLUSIVE EASEMENT APPURTENANT, FOR INGRESS AND EGRESS USAGE ONLY, MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

Begin at the NW corner of that certain property owned by Jeffery L. Williams, Carolyn Williams and Duane Williams, situated in the East ½ of the NE ¼, Section 3, Township 24 N, Range 12 E, Shelby County, Alabama (as shown by Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2006-0105000009590), said point being upon the S right of way line of Shelby County Road Number 216; thence proceed in a Southwesterly direction along the West boundary line of said Williams property, for 179.25 feet, more or less, to the SW corner of said Williams property; thence turn right and proceed along a line which runs on the same plane as the Southern boundary of said Williams property, for 20 feet; thence turn right and proceed Northeasterly along a line which is parallel to the West boundary line of said Williams property for 179.25 feet, more or less, to a point upon the Southerly right of way of said County Road 216; thence turn right and proceed Southeasterly along the Southern boundary of said right of way, for 20 feet, more or less, to the point of beginning of the hereinabove described easement, all being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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

2006.

A. H. GARRETT

Elocae Garrett

ELOISE GARRETT

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that A. H. GARRETT and wife, ELOISE GARRETT, 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 that same bears date.

Given under my hand and official seal, this the

day of

My Commission Expires:

Shelby County, AL 06/29/2006 State of Alabama

Deed Tax: \$1.00