

This Instrument was prepared by:  
Kathy G. Brasher

Send Tax Notice to:

Mike Gardner  
623 Tiffany Dr  
Trussville, AL 35173

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of One Dollar and exchange of properties, to the undersigned grantors, Don Roy Gardner, Kathy G. Brasher, Cheryl D. Sollie, Anne B. Shirley, Martha Allen, Michael E. Gardner and Deborah Joyce Pearce, being the sole and surviving heirs at law of A. G. Gardner and Mildred Gardner, both deceased, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, we do grant, bargain, sell and convey unto MICHAEL E. GARDNER AND SUSAN T. GARDNER (herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

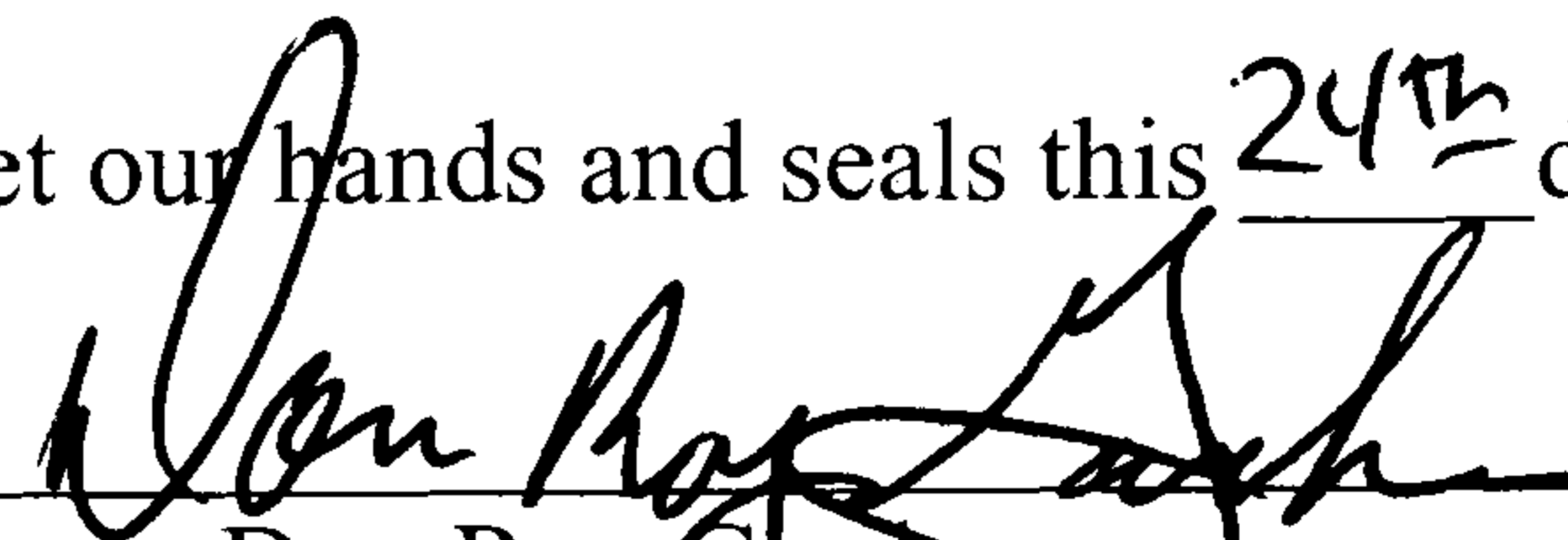
Lot 6, according to the survey of GARDNER ESTATES, as recorded  
In Map Book 37 Page 108 in the Probate Office of Shelby County, Alabama.

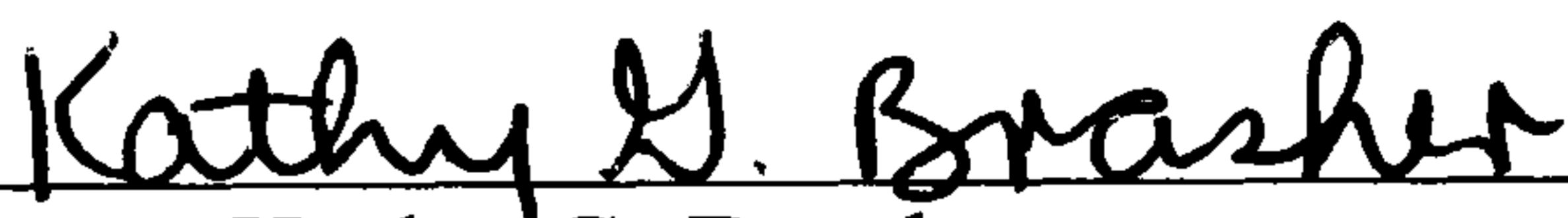
This is not the homestead of the grantors nor their respective spouse.

TO HAVE AND TO HOLD, to the said Grantee (s), 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 we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns or successors and assigns that we are lawfully seized in fee simple of said premises, and have good rights to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24<sup>th</sup> day of October, 2006.

  
Don Roy Gardner

  
Kathy G. Brasher

Rizzo  
Brasher

Cheryl D. Sollie

Cheryl D. Sollie

Anne B. Shirley

Anne B. Shirley

Martha Allen

Martha Allen

Michael E. Gardner

Michael E. Gardner

Deborah Joyce Pearce

Deborah Joyce Pearce

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the State of Alabama, hereby certify that Don Roy Gardner, Kathy G. Brasher, Cheryl D. Sollie, Anne B. Shirley, Martha Allen, Michael E. Gardner and Deborah Joyce Pearce, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of October, 2006.

Stephanio Porter (SEAL)  
Notary Public

08-08-10



20061024000523670 2/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/24/2006 10:24:24AM FILED/CERT