

*This instrument was prepared by:*

**Mike T. Atchison**  
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P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*

**Howard Garrett**  
2425 South Sandpiper  
Ontario, CA. 91761

## WARRANTY DEED



20070529000247950 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/29/2007 10:59:32AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**FRANKLIN I. GARRETT and wife, MARTHA J. GARRETT**,  
grant, bargain, sell and convey unto,

**HOWARD GARRETT**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached EXHIBIT A for Legal Description.*

*Surface Rights only in and to that certain property described on EXHIBIT A attached are hereto and made a part and parcel hereof by reference as if set out fully herein.*

### SUBJECT TO:

1. All existing restrictions, easements, rights of way, ordinances, laws regulations, assessments, utility easements affecting the property conveyed herein.
2. Ad Valoem taxes for 2007.
3. Rights and claims of parties in possession not shown by public records.
4. Easements, or claims of easements, not shown by public records.
5. Encroachments, overlaps, boundary lines disputes, or other matters affecting the property.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
7. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created an riparian rights, if any.
8. Taxes or special assessments which are not shown as existing liens by the public records.
9. No warranty is made as to the exact amount of acreage contained in the property herein conveyed.

In addition to the foregoing and not ion limitation thereof, grantors in deed recorded in Book 263, Page 147-150 reserved all minerals and non-mineral substances and mining rights together with the right to explore for and remove said minerals and non-mineral substances without using the surface of the property. By acceptance hereof, grantee, for himself and for his successors, personal representatives, heirs and assigns, hereby releases grantors, their successors and assigns, from damages resulting form past and future mining operations.

This property constitutes no part of the homestead of the Grantor or of his spouse.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 29<sup>th</sup> day of May, 2007.

*Franklin I. Garrett*  
FRANKLIN I. GARRETT

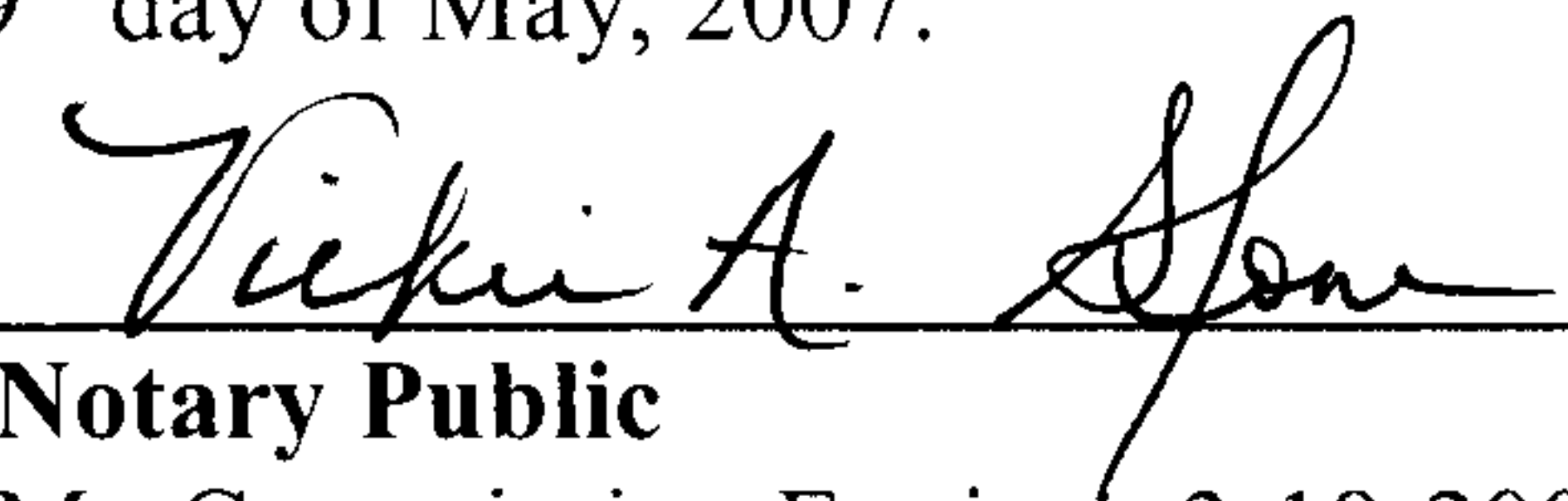
*Martha J. Garrett*  
MARTHA J. GARRETT

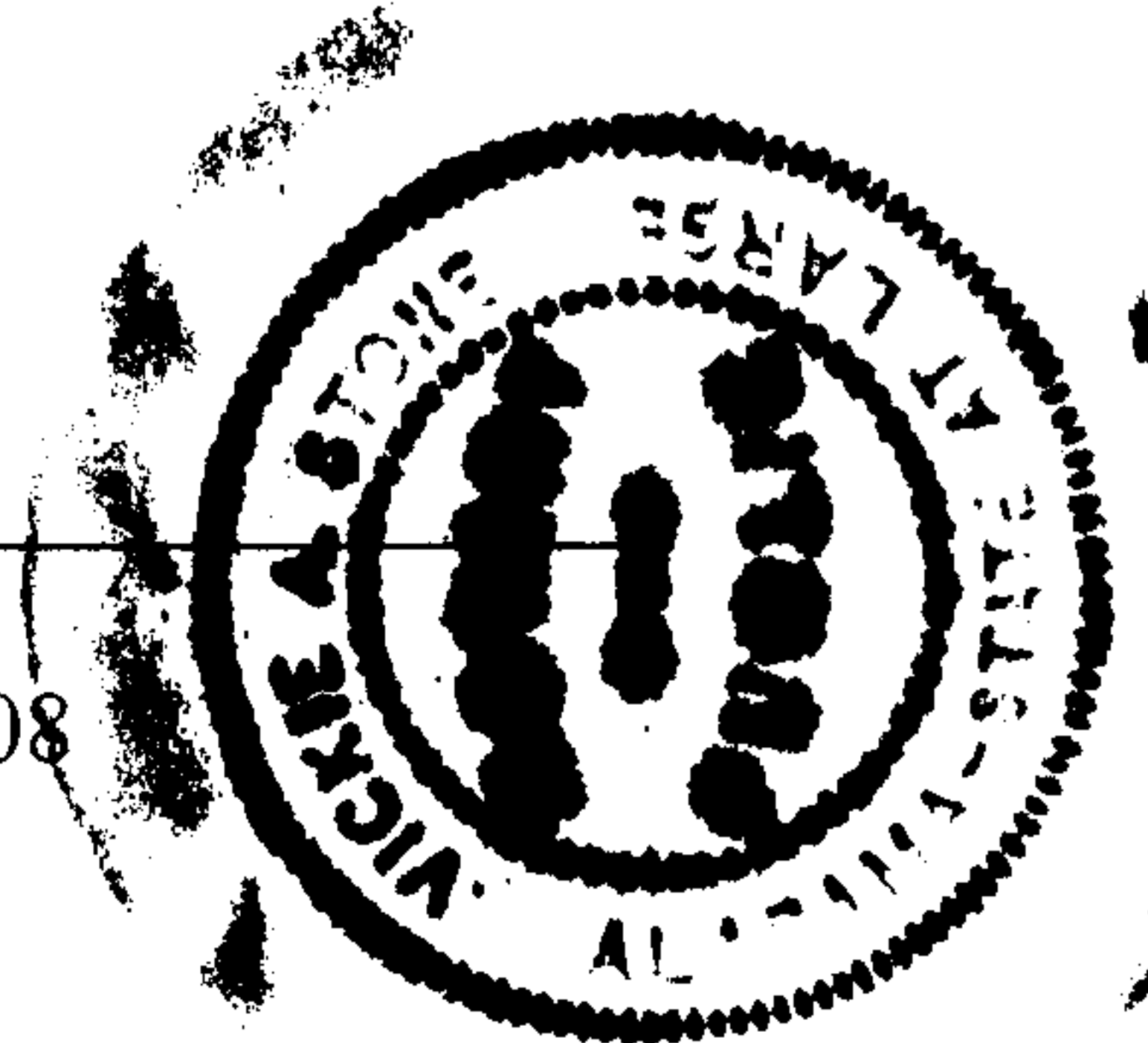
STATE OF ALABAMA  
SHELBY COUNTY

20070529000247950 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
**FRANKLIN I. GARRETT and MARTHA J. 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  
the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of May, 2007.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3-19-2008





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## Exhibit "A" Legal Description

A part of the East 1/2 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama, said parcel being more particularly described as follows; as a point of beginning start at the NE corner of the SW 1/4 of the NW 1/4 and run South 89 degrees 19 minutes and 25 seconds West and along the North boundary of said forty for a distance of 1302.70 ft. to its NW corner; thence run South 2 degrees 46 minutes and 35 seconds West and along the West boundary of said forty for a distance of 269.56 ft. to its intersection with the North Right-of-Way Margin of a county gravel road, 30 ft. from centerline; thence run in an Easterly and Northerly direction and along the North and West Right-of-Way Margin of said road to a point lying 705 ft. more or less South of the North boundary of the NE 1/4 of the NW 1/4; thence run South 89 degrees 14 minutes and 17 seconds West for a distance of 1003.50 ft. to a point on the West boundary of the NE 1/4 of the NW 1/4; thence run South 2 degrees 48 minutes and 48 seconds West and along the West boundary of said forty for a distance of 601.80 ft. to the point of beginning.

Shelby County, AL 05/29/2007  
State of Alabama

Deed Tax:\$5.00