


\$ 86,000  
\$78

THIS INSTRUMENT WAS PREPARED BY:  
M. Wayne Wheeler, P.C.  
2230 Third Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Steve F. Garrett  
868 Meadowridge Drive  
Gardendale, AL 35071

**WARRANTY DEED**

  
20070719000338530 1/2 \$100.00  
Shelby Cnty Judge of Probate, AL  
07/19/2007 02:06:26PM FILED/CERT

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

That in consideration of One Dollar and 00/100ths (1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Hazel Margaret Garrett**, a widow (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve F. Garrett**, a married man, and **Winkie Garrett Colby**, a married woman (herein referred to as Grantees, whether one or more), **without right of survivorship** the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 22, Block 2, Map Book 04, Map Page 033, as  
recorded in the Probate Court of Shelby County,  
Alabama being Parcel I.D. 137253002042000 and being  
located at 234 Hillwood Drive, Alabaster, AL 352007.**

1.     **Subject to easements, restrictions, and encumbrances of record.**
2.     **Title not examined at the express direction of the parties.**
3.     **Frank Lamar Garrett passed away on June 26, 2007, and left  
surviving the Grantor.**
4.     **It is the express intent of this transfer of real property to allow the  
Grantor to be transferred to a retirement home and to allow her  
children to undertake the sale of the real property. Any net funds**

from the sale are to be expended for the exclusive use and benefit of the Grantor (such as retirement home costs, etc.) and are not to be expended for the personal use of the Grantees.

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TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, **Steve F. Garrett** and **Winkie Garrett Colby**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 WHEREOF, I, **Hazel Margaret Garrett**, have hereunto set my hand(s) and seal(s) this the 19 day of July, 2007.

Betty Jones

Hazel Margaret Garrett  
Hazel Margaret Garrett, Grantor

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hazel Margaret Garrett**, Grantor whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of July, 2007.

SEAL

Leah C. Downs  
Notary Public