



20090514000182040 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
05/14/2009 02:14:09 PM FILED/CERT

Shelby County, AL 05/14/2009

State of Alabama

Deed Tax : \$.50

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT090100343

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Consideration: \$500.00

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNGGATE DRIVE
BIRMINGHAM, ALABAMA 35218

Send tax notice to:
Vivian L. Garrett
2261 Highway 93
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Vivian Lee Fain nka Vivian L. Garrett and husband Leonard Keith Garrett (herein referred to as grantors) do grant, bargain, sell and convey unto Vivian L. Garrett (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto and incorporated herein.

The purpose of this deed is to correct the name title is held in to the owner's current name.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE,

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 7th, 2009.

WITNESS:

_____(SEAL)

Vivian Lee Fain nka Vivian L. Garrett
_____(SEAL)
Vivian Lee Fain nka Vivian L. Garrett

_____(SEAL)

Leonard Keith Garrett
_____(SEAL)
Leonard Keith Garrett

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vivian Lee Fain nka Vivian L. Garrett and husband Leonard Keith Garrett, whose name(s) 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 on May 7th, 2009.

James A. Mabius

NOTARY PUBLIC

My commission expires: 09-17-2011



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Exhibit "A"

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly R/W line of County Road; thence 57 degrees 03 minutes right, in a Southwesterly direction along said R/W line, a distance of 427.88 feet to the Point of Beginning; thence continue along last described course, a distance of 188.00 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence in a Southwesterly direction along said curve and R/W line, a distance of 194.16 feet; thence 111 degrees 12 minutes 50 seconds right from a line tangent to said curve, in a Northwesterly direction, a distance of 470.99 feet to the intersection with the North line of said NE 1/4; thence 015 degrees 10 minutes 48 seconds right in a Easterly direction along said North line, a distance of 378.00 feet; thence 76 degrees 05 minutes 50 seconds right in a Southeasterly direction a distance of 255.70 feet to the Point of Beginning.

Being the same property conveyed to Vivian Lee Fain by Warranty Deed from Robert Daniel McDonald and wife, Connie Jo McDonald, dated 11/22/89 and recorded 12/05/89 in Book 268, Page 879, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Book 268, Page 879

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