



20090825000327760 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/25/2009 02:47:47 PM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Johnnie D. Hall

(Address) 145 Posawi Circle

Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY-FIVE THOUSAND AND 00/100, (\$145,000.00)** -----**DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **A. M. GARRETT, as Personal Representative of the Estate of A. H. GARRETT, deceased, and ELOISE GARRETT, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOHNNIE D. HALL**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL I

A parcel of land situated in the SE ¼ of the NE ¼ of Section 3, Township 24 North, Range 12 East, described as follows: Begin at the southeast corner of the SE ¼ of the NE ¼ of Section 3 and go north 64 deg. 14 min. west for 464.18 feet; thence north 77 deg. 10 min. west for 621.70 feet to a point on the north boundary of Alabama Highway 25; thence north 82 deg. 52 min. west along this boundary 114.0 feet to the point of beginning; thence continue along this line for 135.10 feet; thence north 0 deg. 10 min. east for 185.50 feet; thence south 82 deg. 52 min. east for 135.10 feet; thence south 0 deg. 10 min. west for 185.50 feet to the point of beginning.

PARCEL II

Commence at the SE corner of Section §3, T24N, R12E, and run N along the E line of said §3 a distance of 2685.08 feet; thence turn an angle of 62° 14' to the left and run a distance of 464.18 feet; thence turn an angle of 14° 56' left and run a distance of 621.70 feet to a point on the N ROW line of Alabama Highway 25; thence turn an angle of 5° 42' left and run along the N ROW line of said Highway a distance of 249.10' to the point of beginning; thence continue along the N ROW line of said Highway 25 a distance of 42.90 feet; thence turn an angle of 83° 02' right and run 387.60 feet; thence turn an angle of 96° 58' right and run 178.0 feet; thence turn an angle of 83° 02' right and run 202.10 feet; thence turn an angle of 96° 58' right and run 135.10 feet; thence turn an angle of 96° 58' left and run 185.50 feet to the point of beginning. Situated in §3, T24N, R12E, Shelby County, Alabama.

Shelby County, AL 08/25/2009

State of Alabama

Deed Tax : \$5.00

SUBJECT TO:

- Property taxes for 2009 and subsequent years.
- Mineral and mining rights, as well as all other rights, reservations and restrictions of record.
- Real Estate Mortgage Note and Mortgage executed on even date herewith, in favor of A. M. Garrett, Trustee, Eloise Garrett Resource Trust, created under Will of A. H. Garrett, dated July 19, 2007, in the sum of \$140,000.00

PARCEL I SOURCE OF TITLE:

Warranty Deed with Right of Survivorship recorded in the Office of the Probate Judge, Shelby County, Alabama at Book 301, Page 619.

Eloise Garrett survived A. H. Garrett, the other Grantee shown upon the face of Parcel I source of title, he having deceased on May 23, 2008.

PARCEL II SOURCE OF TITLE:

Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama at Book 334, Page 406.

The Decedent, A.H. Garrett, is one and the same person as referenced within the Source of Title for Parcel II, he having been known as Aldon H. Garrett.

A. M. GARRETT EXECUTES THIS DEED PURSUANT TO THE AUTHORITY GRANTED TO HIM UNDER THE LAST WILL AND TESTAMENT OF THE DECEDENT HEREIN, ACKNOWLEDGED BY LETTERS TESTAMENTARY ISSUED TO HIM BY THE PROBATE COURT, SHELBY COUNTY, ALABAMA ON JUNE 6, 2008 (CASE NUMBER PR-2008-000376).

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And each GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

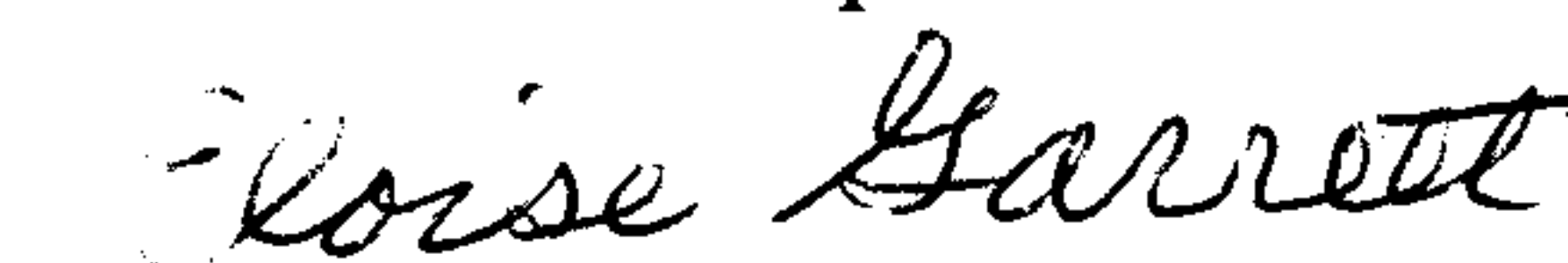
IN WITNESS WHEREOF, the said GRANTOR, A.M. Garrett, as Personal Representative of the Estate of A.H. Garrett and ELOISE GARRETT, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 25 day of August, 2009.

ESTATE OF A. H. GARRETT



By: A. M. Garrett

Its: Personal Representative



ELOISE GARRETT



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **A. M. Garrett** whose name as **Personal Representative of the Estate of A. H. Garrett, deceased**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 25th day of August, 2009.

[Signature]
Notary Public
My Commission Expires: 8/13/13

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ELOISE GARRETT**, whose name is signed to the foregoing conveyance, and who is known to me, and acknowledged before me on 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 25th day of August, 2009.

[Signature]
Notary Public
My commission expires: 8/13/13