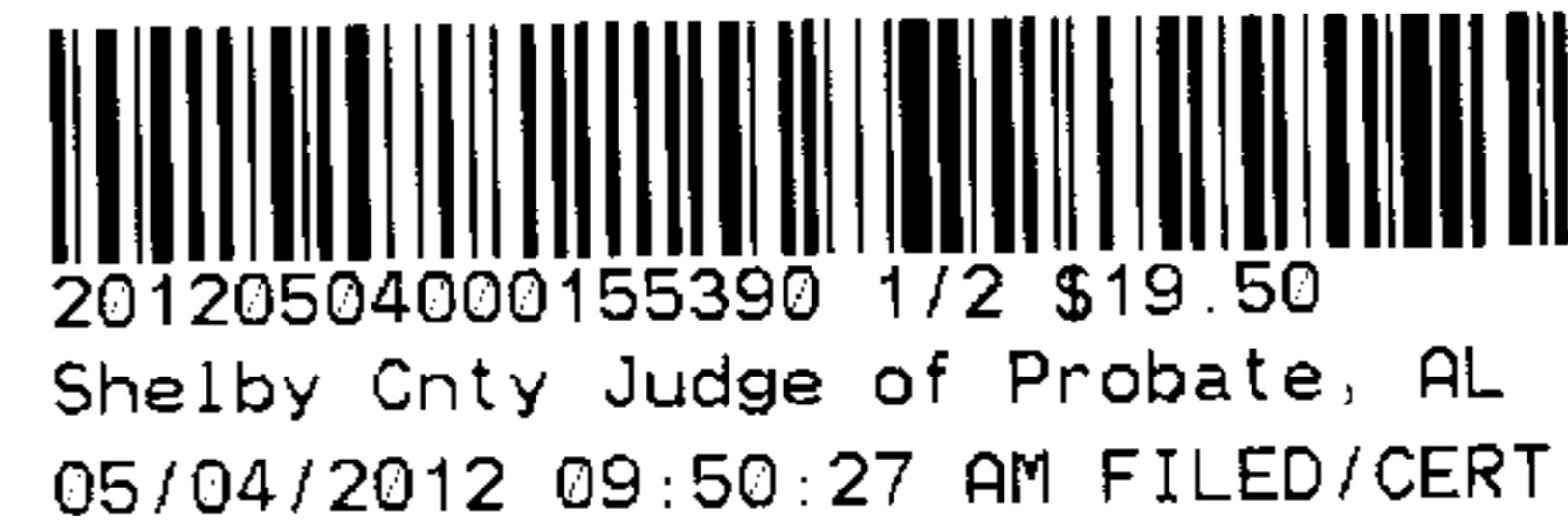


Send tax notice to:  
Curtis W. Garrison  
3119 Meadow Brook Trail  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
**BHM 1200296**

State of Alabama  
County of Shelby



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Four Thousand Twenty One and 00/100 Dollars (\$134,021.00) in hand paid to the undersigned **James William Bell, a married man** (hereinafter referred to as "Grantors"), by **Curtis W. Garrison and Mary Elizabeth Garrison** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 57, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$130,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor, James William Bell nor the homestead of his spouse.

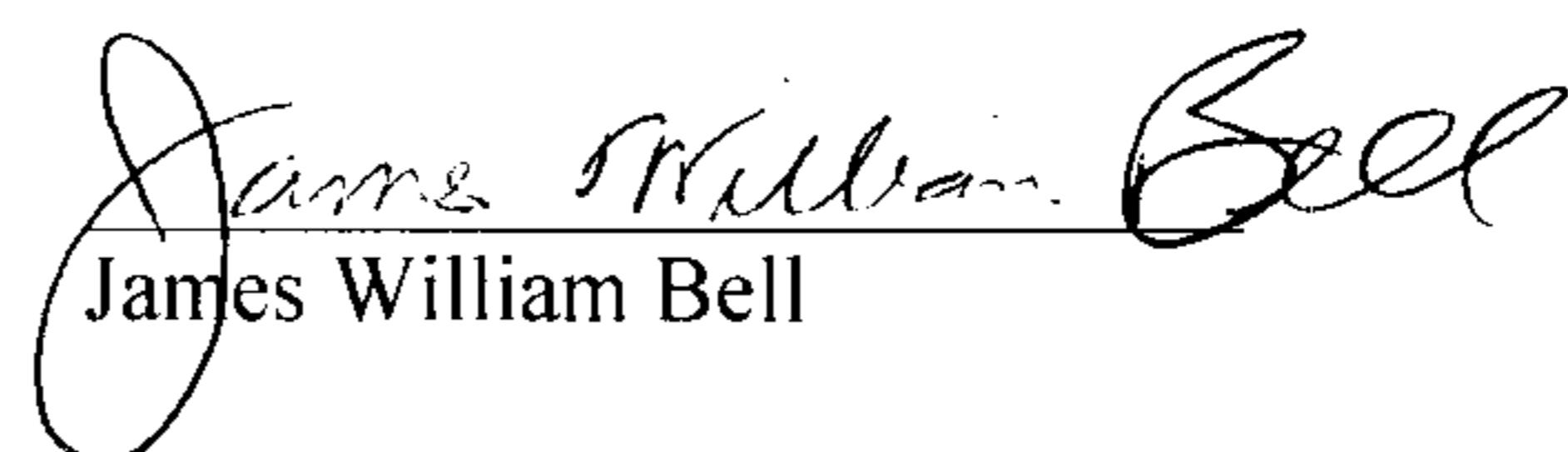
James William Bell is the surviving grantee of that certain deed recorded in Instrument #20081216000466370; the other grantee, Elizabeth B. Ausborn having died on or about the 24th day of September, 2010.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors James William Bell have hereunto set their signatures and seals on April 23, 2012.



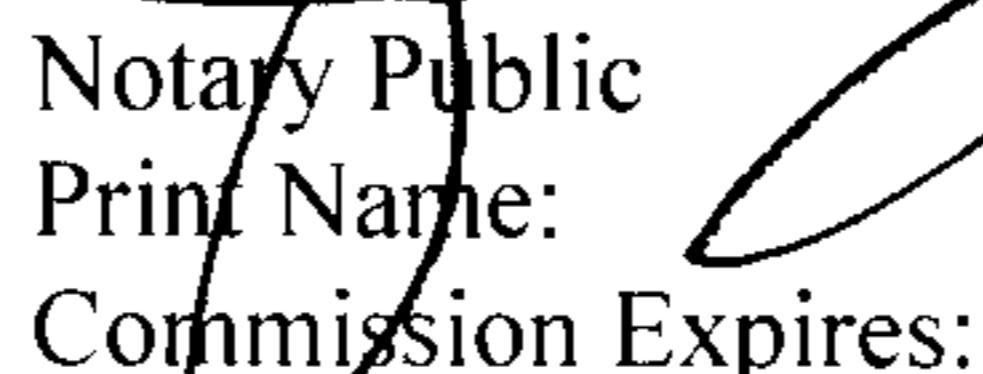
James William Bell

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James William Bell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April 2012.

(NOTARIAL SEAL)



Notary Public  
Print Name:  
Commission Expires:



20120504000155390 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
05/04/2012 09:50:27 AM FILED/CERT

Shelby County, AL 05/04/2012  
State of Alabama  
Deed Tax: \$4.50

