

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20210607000276510
06/07/2021 09:35:48 AM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

1030 Henry Drive
Alabaster, Alabama 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Forty-Seven Thousand and 00/100 (\$247,000.00) Dollars and other valuable considerations to the undersigned **GRANTOR(S), John William Garner and wife, Carla H. Garner, by and through her Power of Attorney in Fact, John William Garner**, in hand paid by the **GRANTEE(S), William Kevin McClain and Regina Brasher Frederick**, the receipt whereof is acknowledged, I(we), the said **GRANTOR(S)**, do(es) hereby grant, bargain, sell and convey unto the said **GRANTEE(S)**, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 30, according to the Survey of Scottsdale, First Addition, as recorded in Map Book 7, Page 14 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

NOTE: \$154,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Book 1997, Page 03281.

Subject to: Restrictive Covenants as set out on Map Book 7, Page 14.

TO HAVE AND TO HOLD to the said **GRANTEE(S)**, their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 4th day of June, 2021.

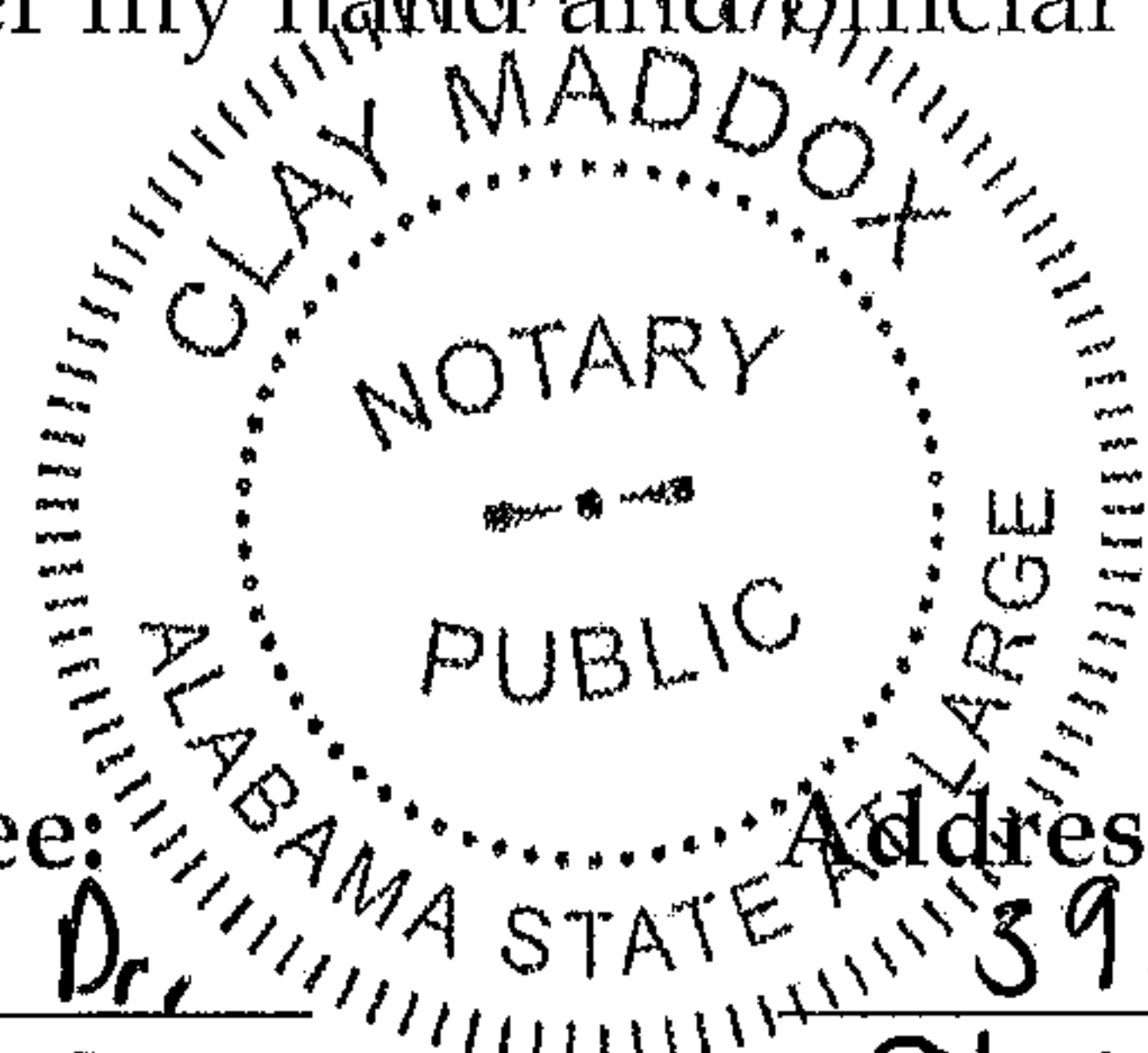
[Signature]
John William Garner

Carla H. Garner by [Signature] AIF
Carla H. Garner, by and through her Power of Attorney in Fact, John William Garner

STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **John William Garner and Carla H. Garner, by and through her Power of Attorney in Fact, John William Garner** is(are) signed to the foregoing conveyance, and who is(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 4th day of June, 2021.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4-23-27

Address of Grantee: 1030 Henry Dr Address of Grantor: 396 Ridge Dr Property Address: 1030 Henry Drive
Alabaster, AL 35007 Shelby, AL 35143 Alabaster, AL 35007

Real Value: \$247,000.00

SPECIFIC POWER OF ATTORNEY

Know all men by these presents that this instrument is intended to constitute a Specific Power of Attorney, and that I, **Carla Huddleston Garner**, the undersigned, do hereby make, constitute and appoint **John William Garner**, my true and lawful attorney in fact, for me and in my name, place and stead, and on my behalf and for my use and benefit to act as my attorney to do the following acts:

To sign all documents necessary to convey the real property located at **1030 Henry Drive, Alabaster, AL 35007**. I understand that **John William Garner** will be divesting me of any interest in the aforementioned property and may be placing me as lienholder in some instances. The closing(s) for this property is likely to occur on or about **May 28, 2021**.

The rights, powers and authority of my said attorney in fact herein granted shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect until the death of the principal.

In Witness Whereof, I, as principal, have signed this specific power of attorney this 26th day of May, 2021, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Carla Huddleston Garner

CARLA HUDDLESTON GARNER

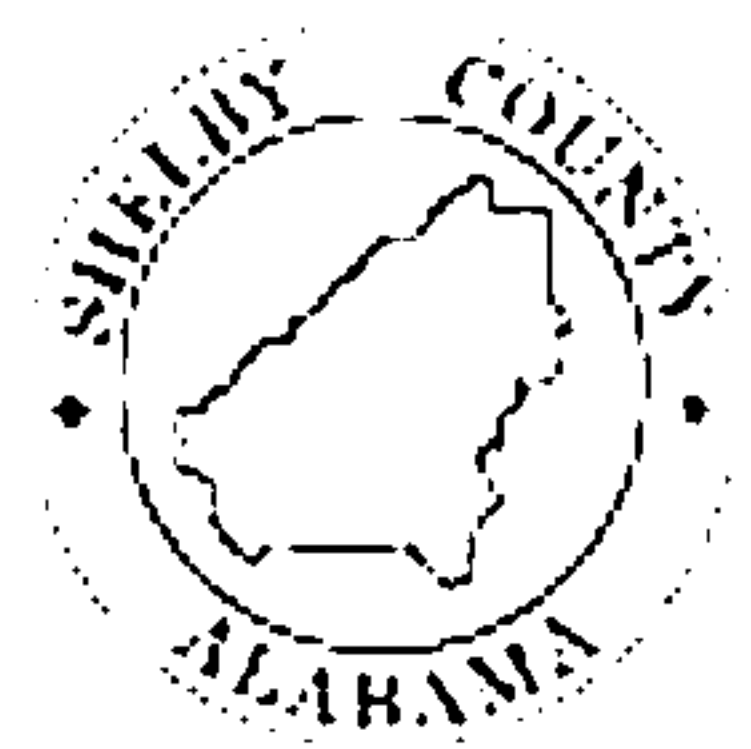
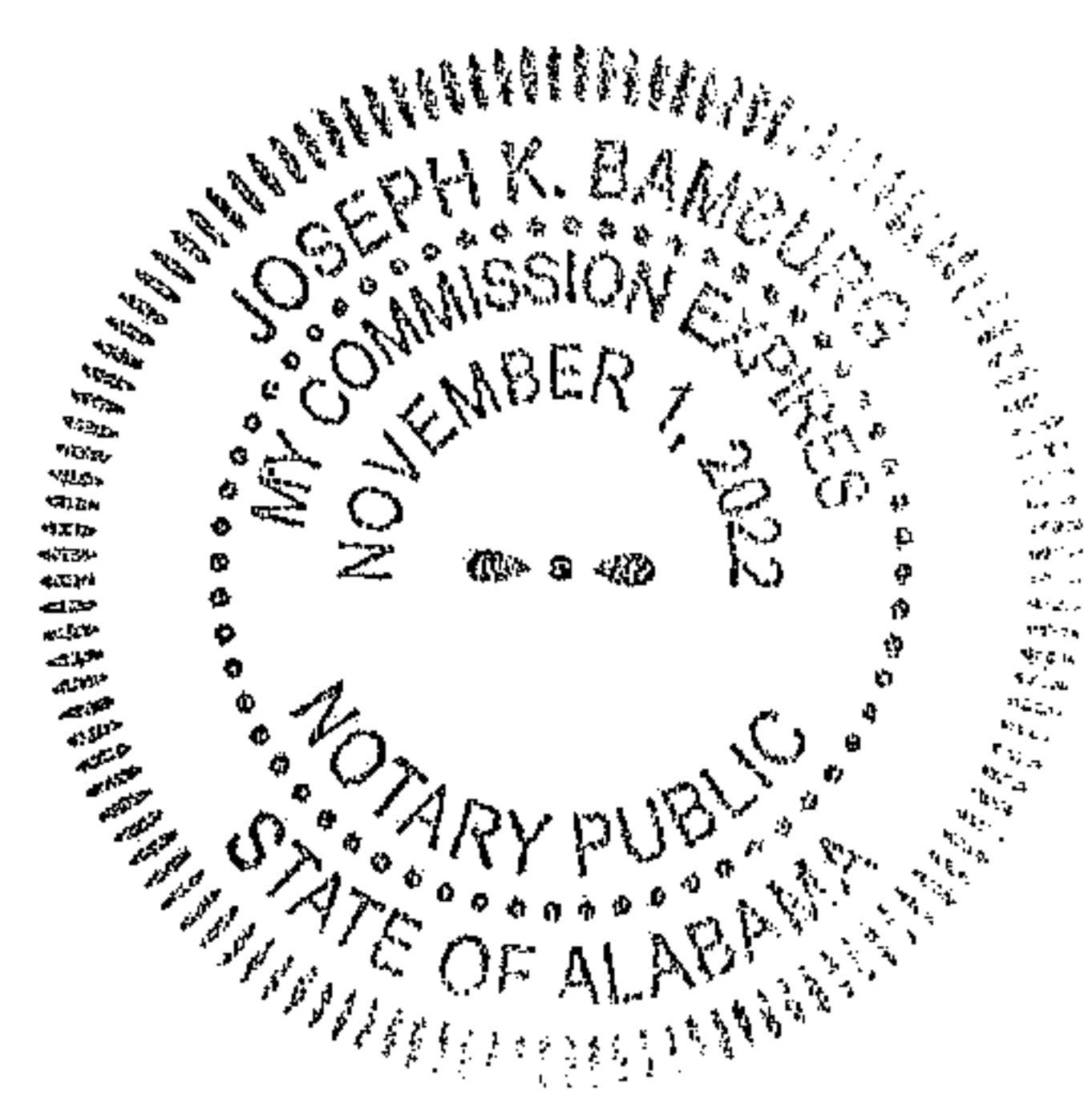
STATE OF Alabama)
COUNTY OF Chilton)

I, the undersigned, hereby certify that **Carla Huddleston Garner**, whose name 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, voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of May, 2021.

[Signature]

NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2021 09:35:48 AM
\$121.00 BRITTANI
20210607000276510

Allie S. Bezel