

This instrument was prepared by

1148



(Name) HARRISON, CONWILL, HARRISON & JUSTICE

P.O. Box 557

(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

9,000.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carl Connell and wife, Margaret Connell (herein referred to as grantors) do grant, bargain, sell and convey unto

John Gary Beane and Jan Beane

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the SE corner of the South half of the NE 1/4 of NW 1/4 of SE 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama and run West along the South line of said 1/4-1/4-1/4 section a distance of 300 feet to the point of beginning; thence turn right and run North parallel with the East line of said 1/4-1/4-1/4 section a distance of 200 feet; thence turn left and run West parallel with the South line of said 1/4-1/4-1/4 section a distance of 150 feet; thence turn left and run South parallel with the East line of said 1/4-1/4-1/4 section a distance of 200 feet; thence turn left and run East along the South line of said 1/4-1/4-1/4 section a distance of 150 feet to the point of beginning.

GRANTOR'S ADDRESS:

1370 Afton Oak Forrest, Apt. 707 Houston, Texas 77055

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of August 1983

STATE OF ALA. SHELBY CO. 1983 AUG 23 PM 1:42 (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
JUDGE OF PROBATE (Seal)

Carl Connell (Seal)
Margaret Connell (Seal)

STATE OF ALABAMA TEXAS

Harris COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Carl Connell and wife, Margaret Connell whose names 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 this 16th day of August A. D., 1983

Cindy M. Marchi (Seal) expires 9/17/85