

(Name) Mr. and Mrs. James L. Bean, III

(Address) 2000-F Longleaf Drive
B'ham 35218

This instrument was prepared by

799

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVEN THOUSAND FIVE HUNDRED and No/100 ----- (\$7,500.00) DOLLARS

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

GLENNIE MYRL TIDMORE, a single woman,
who is one and the same person as Glennie W. Tidmore,
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES L. BEAN, III and wife, LINDA B. BEAN,

(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 Northwest corner of Section 36, Township 21 South, Range 1 West; thence run Easterly along the North line thereof for 67.10 feet, to the center of the L & N Railroad; thence 70 deg. 10' 02" right run Southeasterly along said Railroad for 625.76 feet; thence 71 deg. 18' 23" left run Easterly for 844.40 feet to the point of beginning, said point being on the North right-of-way of County Hwy. 78; thence continue last described course for 176.91 feet to the Southwest corner of that land described in Deed Book 193, at Page 245 in the Probate Office of Shelby County, Alabama; thence 86 deg 56' 10" left run Northerly along the West line of said land for 368.85 feet; thence 92 deg. 06' 07" left run Westerly for 176.78 feet; thence 87 deg. 53' 56" left run Southerly for 371.82 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Thomas E. Simmons, Reg. No. 12945, dated May 3, 1985.

Subject only to the following encumbrances and easements:

1. Ad valorem taxes for 1985 and subsequent years.

2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

3. Rights claimed by the Alabama Power Company under the transmission line permits recorded in Deed Book 143, at Page 367; Deed Book 147, at Page 395; Deed Book 186, at Page 211; and Deed Book 208, at Page 275, all in Probate Office of Shelby County, Alabama.

\$5,500.00 of the consideration for this deed is paid by the proceeds of a loan from First National Bank of Columbiana to Grantees, which is secured by a purchase money mortgage of even date from Grantees to First National Bank of Columbiana executed and delivered simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 14th

day of May 1985

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAY 15 PM 2:50

Glennie Myrl Tidmore
(Seal) 550
Glennie Myrl Tidmore (Seal)

Thomas E. Simmons, Jr.
JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for the State of Alabama, hereby certify that Glennie Myrl Tidmore, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May

Wade H. Morton

Deanne W. Pitt

Notary Public