

THIS INSTRUMENT WAS PREPARED BY:
 MARK E. TIPPINS
 ATTORNEY AT LAW
 15 OFFICE PARK CIRCLE, SUITE 150
 BIRMINGHAM, ALABAMA 35223

SEND TAX NOTICES TO:
 DOUGLAS L. WARE AND DEBORAH WARE
 1365 BROWN CIRCLE
 BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHTS TO SURVIVORSHIP

STATE OF ALABAMA
 JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One thousand dollars (\$1,000.00) to the undersigned grantor or grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, STEPHEN M. BEASLEY and MARY E. BEASLEY his wife (herein referred to as grantors), do grant, bargain, sell and convey unto DOUGLAS L. WARE and DEBORAH WARE his wife (herein referred to as grantees), as joint tenants, with right to survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 9, Block 1 of Sector 2, of Resurvey of George's subdivision of Keystone, as recorded in Map Book 4, Page 11 in the office of the Judge of Probate of Shelby County, Alabama, also that part of Lot 10, Block 1 of said subdivision, more particularly described as follows; Begin at the Northeast corner of Lot 9; thence in a northwesterly direction along the southwest line of said lot 10 and the northeast line of lot 9, a distance of 193.68 feet to the southwest corner of said lot 10, said point also being the northwest corner of lot 9; thence 143 degrees, 34 minutes, 39 seconds right, in a northeasterly direction along the northwest line of said lot 10 and the southeast line of Lot 12, Block 1 of said subdivision, a distance of 67.37 feet; thence 36 degrees, 25 minutes, 21 seconds right, in a southeasterly direction a distance of 139.47 feet to a point on the southeast line of said lot 10, said point also being on the northwest right of way line of Brown Circle; thence 90 degrees right in a southwesterly direction along said right of way line a distance of 40 feet to the point of beginning; also that part of lot 12 of said subdivision more particularly described as follows; Begin at the southwest corner of said lot 12, said point being the southwest corner of lot 10 and the northwest corner of said lot 9; thence in a northeasterly direction along the northwest line of said lot 12 a distance of 40 feet; thence 90 degrees right in a southeasterly direction a distance of 54.21 feet to a point on the southeast line of said lot 12, said point also being on the northwest line of said lot 10; thence 143 degrees, 34 minutes, 39 seconds right, in a southwesterly direction along the southeast line of said lot 12 and northwest line of said lot a distance of 67.37 feet to the point of Beginning.

A purchase money first mortgage in the amount of Fifty one thousand seven hundred ninety six dollars (\$51,796.00) has been given to First Southern Federal Savings and Loan Association.

Less and except any easements, restrictions, rights of way, and other matters of public record.

Grantors do not warrant mineral and mining rights.

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 we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise state above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seals this _____ day of _____, 1987.

WITNESS:

Stephen M. Beasley
STEPHEN M. BEASLEY

Mary E. Beasley
MARY E. BEASLEY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that STEPHEN M. BEASLEY and MARY E. BEASLEY 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 22th day of May, 1987.

Mark E. [Signature]
NOTARY PUBLIC

STATE OF ALABAMA
NOTARY PUBLIC
INSTRUMENT
1987 JUN -5 AM 9:26

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1. Deed Tax \$ 1.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 7.00