

SEND TAX NOTICE TO:

(Name) Vadus L. Beard, Jr.
868 Highway 55 South
 (Address) Sterrett, AL 35147

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
 (Address) P. O. Box 822, Columbiana, AL 35051

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 EIGHTY THOUSAND and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES M. KRATZ, a single man; and VIRGINIA SUE KRATZ, a single woman (formerly husband
and wife)

(herein referred to as grantors) do grant, bargain, sell and convey unto

VADUS L. BEARD, JR. and wife, MARY T. BEARD

(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 SW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run East along the South line of said 1/4-1/4 for 659.68 feet to the point of beginning; thence continue last described course for 659.68 feet to the SE corner of said 1/4-1/4; thence 88 deg. 53 min. left run North along the East line of said 1/4-1/4 for 661.62 feet; thence 91 deg. 07 min. left run 659.68 feet; thence 88 deg. 53 min. left run 661.62 feet to the point of beginning.

ALSO a 15-foot easement for egress and ingress the centerline of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run North along the West line of said 1/4-1/4 for 7.5 feet to the point of beginning; thence 9 deg. 53 min. right run 89.70 feet; thence 41 deg. 23 min. right run 277.25 feet; thence 48 deg. 25 min. left run 120.53 feet; thence 16 deg. 25 min. right run 153.05 feet; thence 59 deg. 45 min. right run 184.99 feet; thence 39 deg. 24 min. right run 163.23 feet; thence 47 deg. 56 min. left run 45.89 feet to the West line of the above-described property and the point of ending.

According to the survey of Thomas E. Simmons, LS #12945, dated October 2, 1987.

SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL LEGAL DESCRIPTION.

\$68,000.00 of the purchase price recited above was paid from a mortgage loan closed 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, we have hereunto set our hand(s) and seal(s), this 19th

day of October, 1987

WITNESS:

 (Seal)

 (Seal)

 (Seal)

James M. Kratz (Seal)
JAMES M. KRATZ
Virginia S. Kratz (Seal)
VIRGINIA SUE KRATZ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Kratz, a single man; and Virginia Sue Kratz, a single woman 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 19th day of October, A. D. 19 87

Michael T. Atchison

Notary Public

Notary Public.

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1357

EXHIBIT "A"

A perpetual easement and right of way for ingress and egress described as follows:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said 1/4-1/4 section for a distance of 3 feet to the point of beginning; thence continue to run Westerly along the North line of said 1/4-1/4 section for a distance of twelve (12) feet to a point; thence run South and parallel to the East line of said 1/4-1/4 section to a point on the North margin of U. S. Highway No. 280; thence run in a North-easterly direction along the North margin of said U. S. Highway No. 280 for a distance of twelve (12) feet, more or less, to a point on the North margin of said highway that is 3 feet West of the East line of said 1/4-1/4 section; thence run North and parallel to the East line of said 1/4-1/4 section to a point on the North line of said 1/4-1/4 section and the point of beginning.

ALSO: A perpetual easement for ingress, egress, and utilities, across and over the following described lands:

Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run West along the south line of said 1/4-1/4 for 15.0 feet; thence 135 deg. 43 min. 30 sec. right run 21.48 feet to a point on the East line of said 1/4-1/4 (said point being 15 feet North of the point of beginning); thence 135 deg. 43 min. 30 sec. right run South 15.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

1987 OCT 20 AM 10:43

Thomas B. Snowden Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 12.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	18.00