

SEND TAX NOTICE TO:

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

This instrument was prepared by

1360

(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 FIFTY-TWO THOUSAND, FIVE HUNDRED 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:

The NE 1/4 of SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, LESS AND EXCEPT, the following described parcel: 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.

\$41,350.00 of the purchase price recited above was paid from a purchase money mortgage 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:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1. Deed Tax \$ 11.50 (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 1.00 (Seal)

TOTAL \$15.00

JUDGE OF PROBATE

SHELBY

COUNTY

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

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., 1987

Mike A.

Michael T. Atchison
 Notary Public.

Notary Public.

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