

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME William H. Halbrooks  
ADDRESS 704 Independence Plaza

Betty R. Beasley  
1916 Chandalar Court  
Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Five Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William H. Jones and wife, Louise A. Jones

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Betty R. Beasley

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

Inst # 1994-20893

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this \_\_\_\_\_ day of June, 1994.

\_\_\_\_\_(Seal) William H. Jones (Seal)  
\_\_\_\_\_(Seal) Louise A. Jones (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }  
I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that William H. Jones and wife, Louise A. Jones 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 5th day of June, A. D., 1994.  
James C. Moore  
Notary Public.

EXHIBIT "A"

Unit "A", Lot 1, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the North-east line of said Lot 1, a distance of 79.13 feet, thence 90° right in a Southwesterly direction a distance of 21.53 feet to the point of beginning, said point being further identified as being the point of intersection of the center line of the wood fence enclosing the front of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "A" and "B", thence continue in a Southwesterly direction along the center line of fence, party wall and fence common to Units "A" and "B" a distance of 67.81 feet to the intersection of the center line of the last described fence and the center line of the fence enclosing the back of Units "A", "B", "C" and "D", thence left in a Southeasterly direction along the center line of last described wood fence a distance of 5.90 feet to the most Northerly corner of attached storage compartment, thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.30 feet, thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 7.86 feet, thence left in a Northeasterly direction along the Southeast wall of said storage compartment a distance of 5.22 feet to the center line of said fence enclosing back of said Units, thence right in a Southeasterly direction along the center line of said fence a distance of 11.86 feet, thence left in a North-easterly direction along the center line of the wood fence, wall and fence, being the Southeast side of Unit "A", a distance of 67.88 feet to the center line of aforementioned fence enclosing front of Units "A", "B", "C" and "D", thence left in a Northwesterly direction along last described center line a distance of 26.15 feet to the point of beginning.

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