

SEND TAX NOTICE TO:

Name: GARY A. BEUS

Address: 1460 SECRETARIAT DRIVE
HELENA, AL 35080

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS
(\$134,900.00)

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

WILLIAM G. PURNELL and wife SHEILA A. PURNELL

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

GARY A. BEUS and wife JEAN W. BEUS

herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 90, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11, page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$128,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1998-25481

07/07/1998-25481
11:54 AM CERTIFIED

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 1st

day of July, 19 98

WITNESS:

(Seal) William G. Purnell (Seal)

(Seal) Sheila A. Purnell (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Purnell and wife, Sheila A. Purnell 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 1st day of July, A D 19 98.

Stan S. Creed
Notary Public