

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
LLOYD E. BEARD
LINDA L. BEARD
643 Highland Lakes Cove
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Used

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED FIFTY THOUSAND DOLLARS AND NO/100'S DOLLARS (\$550,000.00)** to the undersigned grantor, **BEDWELL CONSTRUCTION CO., INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **LLOYD E. BEARD** and **LINDA L. BEARD** (herein referred to as **GRANTEES**) the following described real estate, situated in **SHELBY County, Alabama**:

Lot 126, according to the Map of Highland Lakes, 1st Sector, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. No. 1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument # 1994-7112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$400,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, Charles R. Bedwell, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of September, 1999.

BEDWELL CONSTRUCTION CO., INC.

By: Charles R. Bedwell, Jr.
Charles R. Bedwell, Jr.
Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles R. Bedwell, Jr., whose name as President of **BEDWELL CONSTRUCTION CO., INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of September, 1999.

Inst # 1999-38655

09/15/1999-38655
11:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 198.50

Notary Public
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW