

**SEND TAX NOTICES TO:**

William Bradford Beard  
164 Lake Terrace  
Alabaster, Alabama 35007

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Nineteen Thousand Nine Hundred and no/100 Dollars (\$119,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged KRISTOPHER R. WOOD & KELLY J. WOOD, HUSBAND & WIFE, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto WILLIAM BRADFORD BEARD, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 17, according to the Survey of Lake Terrace, a Resurvey of Lot 15, Lake Lane, First Sector, said Resurvey being recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama. Less and except any portion of property lying within the bed of a lake or creek.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2000 and subsequent years not yet due and payable.

\$ 95,920.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 30th day of June, 2000.

  
(GRANTOR) KRISTOPHER R. WOOD

  
(GRANTOR) KELLY J. WOOD

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTOPHER R. WOOD & KELLY J. WOOD, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2000.

  
NOTARY PUBLIC Anne R. Strickland  
My Commission Expires: 05/11/01

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, AL 35244

Inst # 2000-22084

07/05/2000-22084  
10:00 AM CERTIFIED  
SHELBY COUNTY JUNE 15 2000  
JUL 01 2000