

Send tax notice to: Ronald C. Beard, 604 Mill Springs Ct., Hoover, Al. 35244

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thirty thousand and no/100 (\$330,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Wayne A. Bodine, Jr. And Brenda B. Bodine, Trustees or their successors in Trust, under the Bodine Living Trust dated 07/17/06 and any amendments thereto whose mailing address is:**

2883 Acton Road, Apt G, Birmingham, Al 35243  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ronald C. Beard and Brandi K. Beard, whose mailing address is:  
604 Mill Springs Ct., Hoover, Al. 35244

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is 604 Mill Springs Ct., Hoover, Al. 35244 to-wit:

Lot 28, according to the Survey of Mill Springs Estates, 2<sup>nd</sup> Sector as recorded in Map Book 25, Page 95 Shelby County, Alabama records.

Subject to: All easements, restrictions and rights of way of record.

\$264,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$29,700.00 of the above mentioned purchase price was paid for from a second mortgage loan which was closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

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 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 hands(s) and seal(s) this 10 day of November, 2017.

Wayne A. Bodine, Jr. Trustee (Seal)  
WAYNE A. BODINE, JR. AS TRUSTEE UNDER THE BODINE  
LIVING TRUST, DATED 7/17/06 AND ANY AMENDMENTS  
THERETO

Brenda B. Bodine Trustee (Seal)  
BRENDA B. BODINE AS TRUSTEE UNDER THE BODINE  
LIVING TRUST DATED 7/17/06 AND ANY AMENDMENTS  
THERETO

State of ALABAMA  
County of JEFFERSON

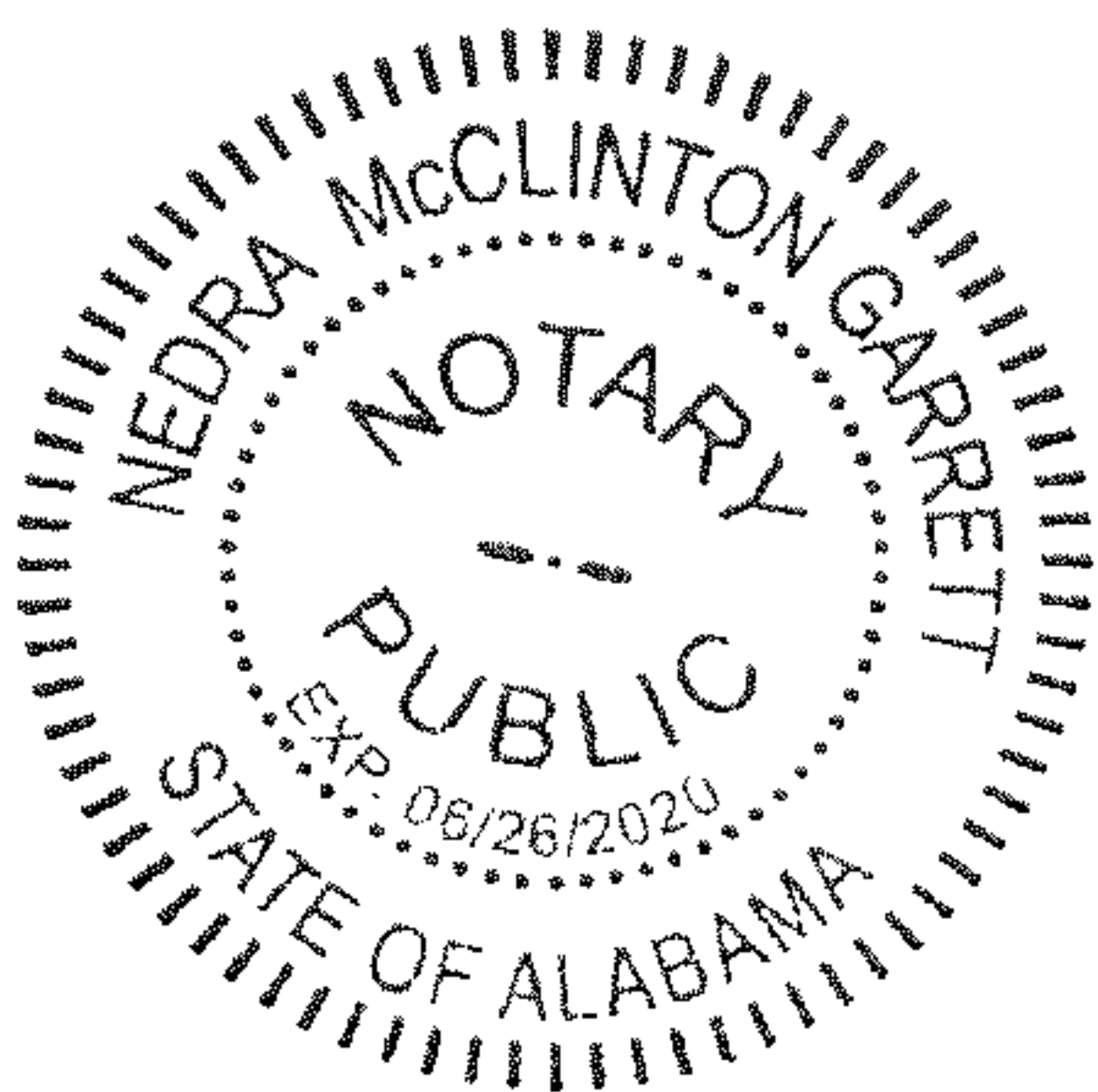
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Wayne A. Bodine, Jr. And Brenda B. Bodine as Trustees under the Bodine Living Trust dated 7/17/06 and any amendments thereto, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that being informed of the contents of the conveyance, she /he in his/ her/their capacity as Trustees under the Bodine Living Trust dated 7/17/06 and any amendments thereto executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of November 2017.

Nedra McClinton Garrett

NOTARY PUBLIC

My commission expires: 6/26/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/16/2017 04:07:39 PM  
\$54.50 CHERRY  
20171116000415940

*[Signature]*