

NAME Charles A. J. BeaversADDRESS 1122 North 22nd Street, Birmingham, AL.

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of One and no/100-----DOLLARS
and other good and valuable consideration
to the undersigned grantor George Wilson Clark and wife, Clara V. Clark

in hand paid by Roland M. Beard

the receipt whereof is acknowledged we the said George Wilson Clark and wife,
Clara V. Clark

do grant, bargain, sell and convey unto the said Roland M. Beard

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot 17, according to "Sunrise Cove" as shown by subdivision map recorded in
Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.

Except 1/2 interest in Minerals and Mining Rights.

Subject to: Restrictive covenants and conditions recorded on 25th June, 1968,
in Deed Book 253, Page 759. A 100 foot building line from Sunrise Circle and
25 feet from side lot lines. One-half interest to minerals underlying caption
lands with mining rights and privileges belonging thereto. Transmission line
permit to Alabama Power Company dated 8/31/54 and recorded in Deed Book
169, Page 325, in Probate Office. Rights of Alabama Power Company for
flooding as shown by Deed Book 243, Page 638, in Probate Office dated July 14,
1966.



19741203000058170 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/03/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Roland M. Beard, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Roland M. Beard, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all
encumbrances; except as set forth hereinabove;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,
executors and administrators shall warrant and defend the same to the said Roland M. Beard, his
heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 19 day of September

1974 .

WITNESSES

George Wilson Clark

Clara V. Clark

RETURN TO

Gei. W. Clark
4101 N. Cahaba Dr.
Birmingham 35243

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

1. 45
2. 00
4. 45 *pd emt*

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Wilson Clark and wife, Clara V. Clark 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 19 day of September

A. D., 1974

Notary Public

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public



19741203000058170 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/03/1974 12:00:00 AM FILED/CERT

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of 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, this the day of 19

Notary Public