

This instrument was prepared by

(Name) John W. Williams, Jr., Attorney at Law

(Address) 815 Massey Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John L. Beam and wife, Betty M. Beam

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Betty M. Beam

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to Indian Valley, Third Sector as recorded in Map Book 5, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes. 2. Easement and building line as shown by recorded map. 3. Easement to Ala. Power Co. recorded in Volume 102, Page 55; Volume 119, Page 297; Volume 107, Page 121; Volume 102, Page 53; Volume 103, Page 43; and Volume 104, Page 213, in the Probate Office of Shelby County, Alabama. 4. Restrictions contained in Misc. Record 1, Page 72, in the Probate Office of Shelby County, Alabama. 5. Mineral and mining rights and rights incident thereto recorded in Volume 181, Page 385, in said Probate Office.

Grantee herein assumes and agrees to pay the balance due on that certain mortgage recorded in Volume 329, Page 485, recorded in the Probate Office of Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
05/28/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 20th day of May, 1975.

(Seal)

(Seal)

(Seal)

John L. Beam
John L. Beam

Betty M. Beam
Betty M. Beam

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Beam and wife, Betty M. Beam whose name ~~S~~ 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 20th day of May, A. D., 1975.

John H. Shivers Jr.
Notary Public.