

Send Tax Notice to:

~~Jerry Lynn Beason~~ Mr & Mrs Robert D Beason Jr.
✓ 1747 Tecumseh Trail
Pelham, Alabama 35124

This instrument was prepared by:
Melinda M. Mathews
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, AL 35255

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned ROBERT D. BEASON, JR. and wife, JERRY LYNN BEASON (herein referred to as "Grantors"), in hand paid by ✓ JERRY LYNN BEASON (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 4, according to the Survey of Wooddale, as recorded in Map Book 5, page 86, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is made subject to the following:

1. 1982 ad valorem taxes, a lien but not yet due and payable.
2. Mortgage to Home Federal Savings and Loan Association of Birmingham, as recorded in Mortgage Book 326, page 48, in the Shelby County Probate Office, which said Mortgage Grantee herein assumes and agrees to pay.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantee that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantee, her heirs and assigns forever, against the lawful claims of any and all persons.

NOTE that one of the Grantors and the Grantee herein, Jerry Lynn Beason, are one and the same person. This conveyance is made in order to change the manner in which title to the within property is held.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Robert D. Beason, Jr. and wife, Jerry Lynn Beason, have hereto set their hands and seals, this the 6 day of August, 1982.

Robert D. Beason, Jr. (SEAL)
Robert D. Beason, Jr.

Jerry Lynn Beason (SEAL)
Jerry Lynn Beason

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert D. Beason, Jr. and wife, Jerry Lynn Beason, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of August, 1982.

Maurice Anne Murrell
Notary Public

My Commission Expires: 2/19/86

MOD:nw

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG -6 AM 11:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed	37.00
Rec.	3.00
Ind.	1.00
	<u>41.00</u>