

This instrument was prepared by

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Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

(Name) Brian A. and Beverly B. BeaversRoute 1, Box 274-C(Address) Helena, AL 3508019830202000015060 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/02/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand Five Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SIMS R. BEAVERS and wife, ANN T. BEAVERS

(herein referred to as grantors) do grant, bargain, sell and convey unto

BRIAN A. BEAVERS and wife, BEVERLY B. BEAVERS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the Northwest corner of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West; thence run East along the North line of said Southwest 1/4 a distance of 649.8 feet; thence turn an angle to the right of 87° 46' 30" and run in a Southerly direction for a distance of 127.36 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 115.00 feet; thence turn an angle of 92° 12' 47" to the right and run in a Westerly direction for a distance of 310.71 feet to the East right-of-way boundary of Cherokee Trail; thence run in a Northerly direction along the East right-of-way line of Cherokee Trail to a point 127.29 feet Southerly of the North line of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West; thence run in an Easterly direction parallel with said North line of the Southwest 1/4 for a distance of 308.48 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to ad valorem taxes due in the year 1983.

\$30,000.00 of the purchase price recited above was derived from a mortgage loan closed simultaneously herewith.

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 the 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 hand(s) and seal(s), this 1stday of February, 19 83.

WITNESS:

see Mtg 426-981
Deed tax - 7.50
Rec. 1.50
Sub 1.00
10.00

Sims R. Beavers (Seal)
SIMS R. BEAVERS

Ann T. Beavers (Seal)
ANN T. BEAVERS

1983 FEB -2 PM 5:28

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersignedhereby certify that SIMS R. BEAVERS and wife, ANN T. BEAVERS, a Notary Public in and for said County, in said State,

who is duly qualified and sworn to, 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 1st day of February, A. D. 19 83Barnie DingleRobert R. Sexton