

This instrument was prepared by: 1186  
(Name) Shelia H. Dark  
(Address) 1031 South 21st Street, Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY )

That in consideration of Twenty Four Thousand, One Hundred Twenty Dollars,  
and no/100-----

to the undersigned grantors, Davis and Perkins, Inc., a corporation, and Eddleman Properties, Inc., a corporation, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Davis and Perkins, Inc. and Eddleman Properties, Inc. does by these presents, grant, bargain, sell and convey unto

Robert D. Beason, Jr. ✓

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

Lot 31, according to a survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights of way, and easements of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantees, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals by their duly authorized officers this 25th day of June, 19 83.

ATTEST:

DAVIS AND PERKINS, INC.

BY: H. M. Sam Jr.

ATTEST:

EDDLEMAN PROPERTIES, INC.

Bobbie D. Eddleman  
Vice President

BY: B. D. Eddleman  
PRESIDENT

1747 Secumseh Dr.  
Pelham, AL.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority in and for said county and state, hereby certify that H. M. Davis, Jr., whose name 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 this conveyance, he executed the same, voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of June, 1983.

Shelia J. Howell  
Notary Public

MY COMMISSION EXPIRES DECEMBER 15, 1985

STATE OF ALABAMA )  
SHELBY )

I, the undersigned authority in and for said county and state, hereby certify that D. N. [unclear], whose name 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 this conveyance, he executed the same, voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of June, 1983.

[Signature]  
Notary Public

My Commission Expires 12/15/87

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 JUN 24 AM 11:55

Thomas A. [unclear]  
JUDGE OF PROBATE

Need tax 24.50  
Rec. 3.00  
Ind 1.00  
28.50

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