

Value: \$2,000.00

SEND TAX NOTICE TO:

(Name) William E. & Teresa Beabout

(Address) 2075 Valley Dale Road  
Birmingham, Alabama 35244

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS  
and love and affection

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

Martha K. Beabout, a widow

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

William E. Beabout and wife, Teresa Beabout

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed for identification purposes by grantor herein.

Together with a non-exclusive easement for egress and ingress as described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "B" is signed for identification purposes by grantor herein.

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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, I have hereunto set my hand(s) and seal(s), this 5th day of November, 19 85.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Martha K. Beabout  
Martha K. Beabout

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha K. Beabout, a widow 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, A. D., 19 85

Martha K. Beabout  
2108 1st Avenue N. Mobile, Ala.

Barbara Jackson  
Notary Public

Exhibit "A"

State of Alabama  
Shelby County

I, M. D. Arrington, a registered Land Surveyor and Engineer of Birmingham, Alabama, hereby certify the foregoing to be a true and correct map or plat of part of the E 1/2 of E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the SW corner of said E 1/2 of E 1/2 of SW 1/4 of Sec. 30, T. 19 S., R. 2 W. and run North along the West boundary thereof 175.00 ft.; thence turn 92° 11' right and run easterly 170.00 ft.; thence turn 87° 49' right and run southerly 175.00 ft. to a point on the South boundary of said E 1/2 of E 1/2 of SW 1/4; thence turn 92° 11' right and run 170.00 ft. to the point of beginning.

I further certify that there are no encroachments from buildings on adjoining properties; that there are no right-of-ways, easements, or joint driveways over or across said land visible on the surface except as shown; that I have consulted the Federal Insurance Flood Hazard Maps and according to said maps the above described lot is not located in a special flood hazard area.

According to my survey this the 8th day of October, 1985.

*M. D. Arrington*

M. D. Arrington

Reg. No. 10686

Phone 853-2275

SIGNED FOR IDENTIFICATION:

*Martha K. Beabout*

Martha K. Beabout, Grantor

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## Exhibit "B"

## EASEMENT DESCRIPTION

The purpose of the instrument is to convey a 20.0 ft. wide easement for ingress and egress, said easement being 10.0 ft. on both sides of a centerline described as follows: Commence at the SW corner of E 1/2 of E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 W situated in Shelby County, Alabama; thence run North along the West boundary thereof 175.0 ft.; thence turn 92° 11' right and run easterly 160.00 ft. to the point of beginning of the centerline herein described; thence turn 86° 51' 45" left and run northeasterly 748.72 ft.; thence turn 00° 39' 15" left and run 63.43 ft. to the P.C. of a curve to the left (said curve having a central angle of 48° 00' and a radius of 217.50 ft.); thence run along said curve 180.29 ft. to a point on the southerly right-of-way line of Valley Dale Road. All of said easement except the South 115 ft. thereof being along an existing paved drive.

SIGNED FOR IDENTIFICATION:

*Martha K. Beabout*  
 Martha K. Beabout, Grantor

1. Deed Tax \$ 50  
 2. Mtg. Tax         
 3. Recording Fee 7.50  
 4. Indexing Fee 1.00  
 TOTAL 9.00

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

1986 MAR -4 PM 12:57

*James A. Henderson, Jr.*  
 JUDGE OF PROBATE

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