

This instrument was prepared by

(Name) Daniel M. Spitler  
Attorney at Law  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124



**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 889  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS

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

LEONARD H. WHITE, JR., a married man

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

DAVID BEASON and wife, LAURA BEASON

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 6, Block 2, according to the survey of Brookfield, First Sector, as recorded in Map Book 5, page 125 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building set back line of 30 feet reserved from Keith Road as shown by recorded plat.

Public utility easements as shown by recorded plat, including a 7.5 foot easement on the South, Southeasterly and Easterly sides, and a 5 foot easement on the North side.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 121 page 40 and Deed Book 245 page 24 in Probate Office of Shelby County, Alabama

Right of way granted to Alabama Power Company as shown by instrument recorded in Deed Book 285 page 280 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County as shown by instrument recorded in Deed Book 253 page 542 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 4 page 818 and covenants pertaining thereto, as recorded in Misc. Book 4 page 636 in Probate Office of Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Engel Mortgage Company recorded in Mortgage Book 383 page 407; which said mortgage was assigned to Federal National Mortgage Association recorded in Misc. Book 27 page 618 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15th day of May, 1986

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1986 MAY 20 AM 9:00

JUDGE OF PROBATE

Leonard H. White, Jr. (Seal)

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard H. White, Jr., a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, A. D. 1986