

This instrument was prepared by

196714

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND & 00/100---- (\$70,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph J. Lakas, Jr. and wife, Janette A. Lakas (herein referred to as grantors), do grant, bargain, sell and convey unto Brian L. Beam and wife, Mary P. Beam (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 9, according to the survey of Wine Ridge, Third Sector, as recorded in Map Book 109 page 26 in the Probate Office of Jefferson County, Alabama; being situated in Jefferson County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4700 Vintage Lane, Birmingham, Alabama 35244

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 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 stated 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 hands and seals, this 29th day of May, 1986.

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

1986 JUN -2 PM 1:49

*Thomas J. Sumner, Jr.*  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		250
4. Indexing Fee		100
TOTAL		350

*Joseph J. Lakas, Jr.*  
Joseph J. Lakas, Jr.

(SEAL)

*Janette A. Lakas*  
Janette A. Lakas

(SEAL)

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Joseph J. Lakas, Jr. and wife, Janette A. Lakas 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May A.D. 1986

*Courtney H. Mason, Jr.*  
Notary Public

