

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. Gregory C. Beers
1504 Verdure Circle
Birmingham, Alabama 35226

2163

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-NINE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$29,250.00) to the undersigned GRANTOR, ACCURATE SERVICES COMPANY, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

GREG BEERS, a married man

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

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A parcel of land situated in the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West and run West along the North line of said 1/4 1/4 for 728.08 feet to the most easterly right of way line of Alabama Highway #119; thence 36 deg. 56 min. 00 sec. to the left and run Southwesterly along road right of way for 58.45 feet to the beginning of a curve to the left having a radius of 1232.49 feet and subtending a central angle of 8 deg. 07 min. 38 sec.; run thence Southwesterly along arc of said curve for 174.83 feet to the point of beginning and also being a P.O.C. (point on curve) to the left having a radius of 1232.49 feet and subtending a central angle of 16 deg. 00 min. 39 sec.; continue along arc of said curve for 344.41 feet; thence from tangent of said curve turn 87 deg. 22 min. 22 sec. left and run Southeasterly for 217.10 feet to the most westerly right of way line of Old Montevallo Road; thence 90 deg. 00 min. 00 sec. left and run Northeasterly along said right of way 341.78 feet; thence 90 deg. 00 min. 00 sec. left and run Northwesterly for 184.92 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$180,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The Grantee herein, Greg Beers, is one and the same person as Gregory C. Beers.

This property does not constitute the homestead of the Grantee herein.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 23rd day of March, 1987.

ATTEST:

ACCURATE SERVICES COMPANY, INC.


Nancy Kuhnel, Acting Secretary

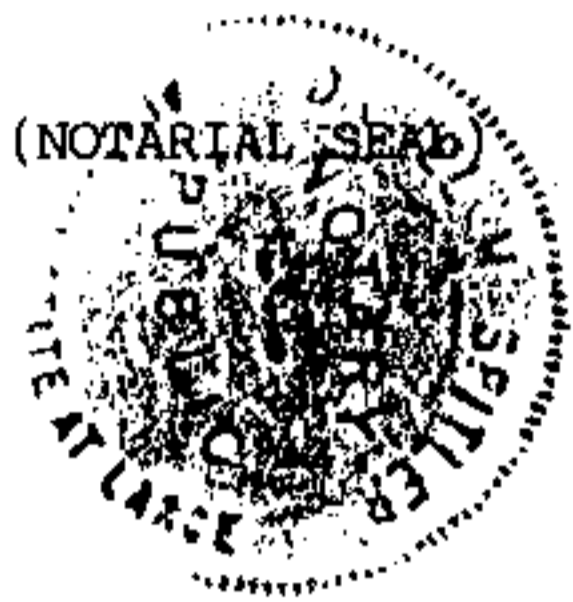
BY: 
Eric Kuhnel, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Kuhnel whose name as President of Accurate Services Company, Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 1987.



[Handwritten Signature]

Notary Public

My Commission Expires: 1/25/90

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

1987 MAR 25 AM 9:51

[Handwritten Signature]
JUDGE OF PROBATE

1. Deed Tax	<u> </u>
2. Adm. Fee	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>