

File No. 887

887

SEND TAX NOTICE TO:

(Name) MARTHA K. BEABOUT
5075 - 7 BEABOUT DR.

(Address) 2075 Valley Dale Road
Birmingham, Alabama 35244

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby, COUNTY}

That in consideration of One hundred and no/100 Dollars ——

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

William E. Beabout and wife, Teresa Beabout

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Martha K. Beabout

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

A life estate in and to the 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 by grantors herein together with the non-exclusive easement 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 the purpose of identification by grantors herein. Grantors, separately and severally, covenant with grantee that they nor neither of them will sell or convey any part and parcel or interest in and to the property described on Exhibits "A" and "B" attached hereto during the life time of grantee.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29
day of April, 1987.

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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

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SIGNED FOR IDENTIFICATION:

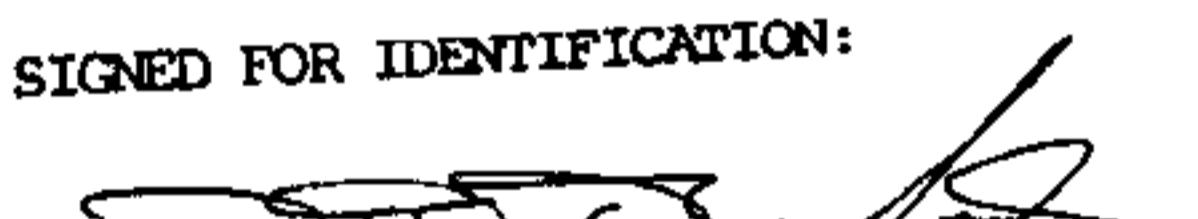
W.E. Beabout
William E. Beabout, Grantor

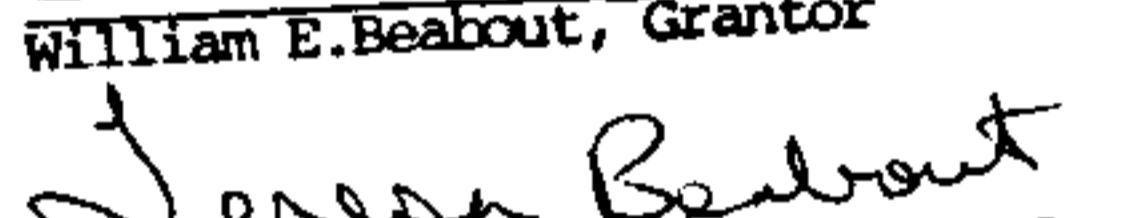
Teresa Beabout
Teresa Beabout, Grantor

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 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:


William E. Beabout, Grantor


Teresa Beabout, Grantor

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STATE OF ALABAMA
I CERTIFY THAT THIS
INSTRUMENT
1987 AUG 13 AM 9:57
Teresa Beabout
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 750
4. Indexing Fee 100

TOTAL 900