

HCS

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Robert P. Beard

name

1139 Thompson Road

address

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Nine Thousand Nine Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

David E. Williams, an unmarried man and Janice R. Ross, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert P. Beard and Jennifer A. Beard

(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 7, Block 3, according to the Survey of Southwind, First Sector, as recorded
in Map Book 6, page 72, in the Probate Office of Shelby County, Alabama.

BOOK 229 PAGE 256

Subject to current taxes, easements, restrictions, mineral and mining rights,
agreements, and rights of way of record.

\$59,581.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Janice R. Ross is one and the same person as Janice R. Williams.

1. Deed Tax \$ 50
2. Mtg. Tax 250
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 grantee 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 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 hand(s) and seal(s), this 1st

day of March, 19 89

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)

89 MAR -1 AM 9:22
(Seal)

Judge of Probate
(Seal)

David E. Williams

DAVID E. WILLIAMS

(Seal)

(Seal)

Janice R. Ross

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that David E. Williams, an unmarried man and Janice R. Ross, an unmarried woman
whose name S 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 1st day of March

A. D. 19 89

Notary Public