

SEND TAX NOTICE TO:

(Name) Darrell W. Bedgood
Ann F. Bedgood
 (Address) 2737 Drennen Circle
Birmingham, AL 35242
10-1-11-0-007-054

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Thousand Seven Hundred and no/100----- DOLLARS

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

Clifford H. Peeno, Jr. and wife Cheryl S. Peeno

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

Darrell W. Bedgood and Ann F. Bedgood

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 54, according to the survey of Meadowridge, as recorded in Map Book 11, Page 40 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien but are not due and payable until October 1, 1990.

Existing easements, restrictions, set-back lines, limitations, of record.

\$162,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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1	18.50
2	2.50
3	3.00
4	1.00
Total	25.00

18.50
 2.50
 4.00
 1.00
 25.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees 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 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, we have hereunto set our hand(s) and seal(s), this 14

day of MAY, 19 90.

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 90 OCT -1 AM 9:23

Clifford H. Peeno, Jr. (Seal)

Cheryl S. Peeno (Seal)

Cheryl S. Peeno (Seal)

STATE OF ALABAMA }
JUDGE OF PROBATE COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford H. Peeno, Jr. and wife, Cheryl S. Peeno 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 14 day of MAY, A. D., 19 90

Margaret M. Jones
 Notary Public.

CORLEY, MONCUS & WARD, P.C.