

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Kenneth W. Beasley
50 Seale Drive
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Thirty-Six Thousand, Six Hundred and no/100-----DOLLARS

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

Clara Killingsworth, a single woman

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

Kenneth W. Beasley and wife, Lisa L. Beasley

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

Shelby County, Alabama to-wit:

Commence at the NW corner of NW 1/4 of the NE 1/4 of Section 10, Township 24, Range 14 East; thence run North 81 degrees 30 minutes East along the North line for 319.1 feet to the point of beginning; thence continue along the same line for 252.2 feet to a point on the Westerly R/W line of a county gravel road; thence run South 55 degrees 05 minutes feet East along said R/W for 220.65 feet; thence run South 16 degrees 30 minutes East for 121.11 feet; thence run South 81 degrees 30 minutes West and parallel to the North line for 437.54 feet; thence run North 6 degrees 39 minutes West for 273.0 feet to the point of beginning. Situated in Shelby County, Alabama.
According to the survey of Thomas E. Simmons LS12945, dated June 10, 1992.

LESS AND EXCEPT a 35-foot wide strip along the North line for a roadway.

Inst # 1992-11501
06/17/1992-11501
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

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, I have hereunto set my hand(s) and seal(s), this 15th

day of June, 19 92

WITNESS:

_____(Seal) Clara Killingsworth (Seal)
_____(Seal) Clara Killingsworth (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

Mike A
I, the undersigned authority-, a Notary Public in and for said County, in said State, hereby certify that Clara Killingsworth, a single woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June A. D., 19 92

Mike T. Atchison
Notary Public.