

THIS INSTRUMENT PREPARED BY:
Joyce E. May
Attorney at Law
Suite 206, 2101 Magnolia Avenue
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Sims R. Beavers
Ann T. Beavers
5430 Saddlecreek Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and No/100 (\$105,000.00) Dollars to the undersigned, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Tammy J. Mularski and husband, Greg Mularski, Kandle Brown Watts and husband, Scottie Watts, (hereinafter referred to as Grantors) grant, bargain, sell and convey unto Sims R. Beavers and wife, Ann T. Beavers, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the Northeast one-fourth (NE 1/4) of the Southwest one-fourth (SW 1/4) and the Northwest one-fourth (NW 1/4) of the Southeast one-fourth (SE 1/4) of Section 11, Township 20 South, Range 2 East, Shelby County, Alabama, lying South and West of Chancellor's Ferry Road as now located, said property containing 43.13 acres, more or less. Subject to taxes due in the year 1993, a lien, but not yet payable. Parcel #58-17-1-11-0-000-003. Less and except any part of subject property now a part of a roadway and/or Highway 79. Subject to easements to South Central Bell Telephone Company in Real Volume 345, page 564.

Inst # 1993-06771

03/10/1993-06771
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
116.00
002 MCD

Kandle Brown Watts is one and the same person as Kandle D. Brown.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to

Murlaski to Beavers/Deed

the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of February, 1993.

Tammy J. Mularski
Tammy J. Mularski

Greg Mularski
Greg Mularski

Kandle Brown Watts
Kandle Brown Watts

Scottie Watts
Scottie Watts

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy J. Mularski and husband, Greg Mularski, and Kandle Brown Watts and husband, Scottie Watts, whose names 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 25th day of February, 1993.

[Signature]
Notary Public

My Commission Expires: 12/5/93

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