

THIS INSTRUMENT PREPARED BY:
Porterfield, Harper & Mills, P.A.
P. O. Box 530790
Birmingham, Alabama 35253-0790

SEND TAX NOTICE TO:
Fred N. Beason
1163 Highway 11
Chelsea, AL 35043

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100----(\$44,500.00)--- Dollars to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, EVELYN S. HYCHE, an unmarried woman, herein referred to as grantor, (whether one or more) do grant, bargain, sell and convey unto FRED N. BEASON and ELOISE S. BEASON, (herein referred to as grantee, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 Section and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 420 feet to the point of beginning; thence turn an angle to the right and run in a Southerly direction parallel with the West line of said 1/4-1/4 Section a distance of 316.19 feet; thence turn an angle to the left and run in an Easterly direction parallel with the North line of said 1/4-1/4 Section a distance of 216.95 feet; thence turn an angle to the left and run in a Northerly direction parallel with the West line of said 1/4-1/4 Section a distance of 315.25 feet more or less to a point on the North line of said 1/4-1/4 Section; thence turn an angle to the left and run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 210 feet more or less to the point of beginning. Said property being situated in Shelby County, Alabama.

This conveyance is made subject to ad valorem taxes for the current year; all easements, restrictive covenants, reservations and rights of way appearing of record affecting the property.

TO HAVE AND TO HOLD Unto the said grantee 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 grantee 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 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 28th day of May, 1993.

(SEAL) _____

Evelyn S. Hyche (SEAL)
EVELYN S. HYCHE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVELYN S. HYCHE, 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 seal this 28th day of May, 1993.

MY COMMISSION EXPIRES: 1-4-94

Inst # 1993-16164
NOTARY PUBLIC

06/04/1993-16164
01:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 51.00

Inst # 1993-16164