

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED and no/100'S DOLLARS (\$169,900.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MICHAEL D. BECK and CASSANDRA J. BECK, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto CECIL R. STOCKARD, JR. and MARY E. STOCKARD, (GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

SEE LEGAL DESCRIPTION ATTACHED HERewith.

\$135,900.00 of the above consideration is from a purchase money first mortgage being executed simultaneously herewith.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1994 taxes are currently a lien but are not yet due and payable.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, and their 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 the said GRANTEES, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 15th day of DECEMBER, 1993.


MICHAEL D. BECK

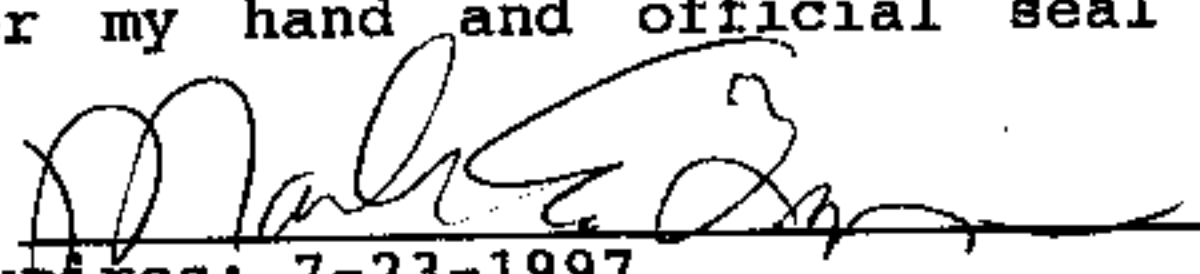

CASSANDRA J. BECK

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. BECK AND CASSANDRA J. BECK 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 15th day of DECEMBER, 1993.

Notary Public: 
My commission expires: 7-23-1997

Prepared by: Mark E. Tippins, Attorney 14 Office Park Circle, #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : CECIL R. STOCKARD, JR. 2145 Smokey Road,
Alabaster, AL 35007

Inst # 1993-40923

12/21/1993-40923
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 45.00

Inst # 1993-40923

EXHIBIT "A" LEGAL DESCRIPTION:

Lot 1-A and 2-A, according to the map of Spain Estates in Section 25, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 32 in the Probate Office of Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of NW 1/4 of NE 1/4 of Section 25, Township 21 South, Range 3 West and run thence South along the East line of said 1/4-1/4 section a distance of 269.68 feet; thence turn an angle to the right of 95 deg. 48 2/3 min. and run Westerly a distance of 1090.97 feet to an 80 foot street; thence turn an angle to the right of 87 deg. 45 2/3 min. and run Northerly along said street a distance of 239.58 feet; thence turn an angle to the right of 86 deg. 23 min. and run Easterly a distance of 1053.23 feet; being situated in Shelby County, Alabama.

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