

This instrument was prepared by:
(Name) George E. Walker
(Address) 6030 County Road 51
Wilsonville, AL 35186

Send Tax Notice to:
(Name) Curtis L. Beard
(Address) 7585 HWY 55
Wilsonville, AL 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 (\$30,000.00)-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George E. Walker, and wife, Mila R. Walker
(herein referred to as grantors) do grant, bargain, sell and convey unto

Curtis Lee Beard and wife, R. Joyce Hankins Beard
(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, the following described real estate situated in Shelby County,
Alabama to-wit:

Commencing at the Northeast corner of Section 5, Township 20 South,
Range 1 East, thence South 0 deg. 00 min. 00 sec. East along
the East boundary line of said section for a distance of 839.72 feet
to the POINT OF BEGINNING; thence continuing South along said line, a
distance of 498.73 feet; thence North 88 deg. 58 min. 30 sec.
West, a distance of 690.66 feet; thence North 15 deg. 14 min. 45 sec.
West, a distance of 625.72 feet; thence South 89 deg. 09 min. 20 sec.
East, a distance of 415.18 feet; thence South 75 deg. 48 min. 52 sec.
East, a distance of 453.79 feet to the POINT OF BEGINNING; being
situated in NE 1/4 of NE 1/4 of Section 5, Township 20 South, Range 1
East; being situated in Shelby County, Alabama.

The same property known as Lot 2, according to the survey of Walker Estate, as
recorded in Map Book 14 Page 63 in the Probate Office of Shelby County, Alabama,
except the 40 foot strip shown on said plat.

Inst # 1994-08156

03/14/1994-08156
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

1994-21367

03/14/1994-21367
03:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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.

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 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 11th
day of March, 19 94.

WITNESS

Curtis L. Beard 3/11/94 (Seal)

(Seal)

(Seal)

Mila R. Walker (Seal)

Mila R. Walker (Seal)

George E. Walker (Seal)

STATE OF ALABAMA

Shelby COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that George E. Walker, a married man
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 executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 11th day of March, A.D., 19 94

07/06/1994-21367
03:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

My Commission Expires:

Notary Public

Robert L. Beard
1101 Meadowlane W.
B'ham, 35228