

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY NINE THOUSAND NINE HUNDRED & NO/100----  
(\$29,900.00) DOLLARS to the undersigned grantor, Roy Martin Construction, Inc. a  
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto Walter B. Beard and wife,  
Bertha Beard (herein referred to as GRANTEEES) 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 and right of reversion, the following  
described real estate, situated in Shelby County, Alabama:

Lot 17, according to the survey of Park Forest, 6th Sector, as recorded in Map  
Book 17 page 92, in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

GRANTEES' ADDRESS: 117 Forest Parkway, Montevallo, AL 35115

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of  
said premises; that they are free from all encumbrances, that it has a good right  
to sell and convey the same as aforesaid; and that it will, and its successors and  
assigns shall, warrant and defend the same to the said GRANTEEES, their heirs,  
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Roy L. Martin, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
20th day of September, 1994.

Roy Martin Construction, Inc.

By Roy L. Martin  
Roy L. Martin  
Inst # 1994-29432

09/28/1994-29432  
09:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 38.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, Peggy I. Murphree, a Notary Public in and for said County, in said state,  
hereby certify that Roy L. Martin whose name as the President of Roy Martin  
Construction, Inc., a corporation, 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, he, as such officer and with full authority, executed  
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of September, 1994

Peggy I. Murphree  
Notary Public

Inst # 1994-29432