

SEND TAX NOTICE TO:
Hal Beauchamp
(Name) Martha Nell Beauchamp
601 Gulfport Street
(Address) Birmingham, AL 35224

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Eight Thousand Seven Hundred Fifty and no/100-----(\$8,750.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DENNIS D. ROSETTA and wife, MELISSA B. ROSETTA,

(herein referred to as grantors) do grant, bargain, sell and convey unto

HAL BEAUCHAMP and wife, MARTHA NELL BEAUCHAMP,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 2 according to the survey of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Restrictions on use of property as recorded in Shelby County Courthouse - Probate Office.
2. Power distribution restrictions of Alabama Power Company.
3. Flood plain restrictions of Alabama Power Company.
4. Easements, rights-of-ways, restrictions and all matters of public record.
5. Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

11/22/1994-34746
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees 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 grantees 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, we have hereunto set our hand(s) and seal(s), this 21st day of November, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Dennis D. Rosetta (Seal)
Dennis D. Rosetta

Melissa B. Rosetta (Seal)
Melissa B. Rosetta

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dennis D. Rosetta and wife, Melissa B. Rosetta, whose name s 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 21st day of November, A.D., 19 94

James J. Russo
Notary Public.

Inst # 1994-34746