

THIS INSTRUMENT PREPARED BY:

James E. Roberts  
P. O. Box 370004  
Birmingham, Alabama 35237

Send Tax Notice To:

William T. Bezkor, Jr.

WARRANTY DEED (Joint Tenants With Right of Survivorship)

STATE OF ALABAMA )  
JEFFERSON COUNTY )      KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Nine Thousand Nine Hundred and no/100 Dollars (\$79,900.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Lewis Jackson White and wife, Alycia Gulas White,

(herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto,

William T. Bezkor, Jr. and wife, Susan B. Bezkor,

(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:

See Exhibit A for legal description.

Subject to all easements, restrictions and any and all other easements, restrictions and agreements of record.

The subject property is not nor has never been the homestead of the Grantors.

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 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 we do for ourselves and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and 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 GRANTEE, her 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 the 11th day of January, 1995.

Lewis Jackson White  
Lewis Jackson White

Alycia Gulas White  
Alycia Gulas White

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Before me, the undersigned notary public in and for said county in said state, personally appeared Lewis Jackson White and Alycia Gulas White, who being first duly sworn, makes oath that they have read the foregoing instrument and know the contents thereof, and that they are informed and believe, and upon such information and belief, avers that the facts contained therein are true and correct.

Subscribed and sworn to before me this the 11th day of January, 1995.

Phonda B. Jones  
Notary Public

{SEAL}

My commission expires: 2/7/96

Inst # 1995-01176

01/13/1995-01176  
12:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 23.50

Anthony Bralder

1995-01176

**EXHIBIT A**

**Legal Description**

Commencing at the Northeast corner of Section 2, Township 21, Range 3 West, and run thence West 894 feet to East boundary line of the right of way of the Louisville & Nashville Railroad Company's North bound tract; thence South 4 degrees 45 minutes West along said right of way line 204 feet to the point of beginning; thence South 4 degrees 45 minutes West, a distance of 50 feet; thence South 84 degrees 15 minutes East, 107 feet, more or less, to the West boundary of the Birmingham - Montgomery Highway; thence in a Northerly direction along the West boundary of said Highway 50 feet; thence West 107 feet, more or less, to the point of beginning of said property; being situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Minerals and mining rights excepted.

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