

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

Reeta C. Beecham
2237 Pup Run
Helena, AL 35080

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY ONE THOUSAND & NO/100 (\$91,000.00) to the undersigned grantors James R. Evans and wife, Junie C. Evans in hand paid by Reeta C. Beecham, the receipt whereof is acknowledged, we, James R. Evans and wife, Junie C. Evans (herein referred to as Grantors) grant, bargain, sell and convey unto Reeta C. Beecham (herein referred to as Grantee), the following real estate, situated in Shelby County, Alabama, to wit:

Inst # 1995-01661

Lot 40, according to the Survey of Chandalar South, 1st Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD Unto the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her 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 by 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 hands and seals, this 18th day of January, 1995.

James R. Evans
James R. Evans

Junie C. Evans
Junie C. Evans

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that James R. Evans and wife, Junie C. Evans whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 18th day of January, 1995.

Frank K. Bynum
Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

Inst # 1995-01661

01/20/1995-01661
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 99.50