

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JOHN A. HEARD
KATHY K. HEARD
7024 Bradstock Court
Hoover, AL 35242

**STATE OF ALABAMA)
SHELBY COUNTY}**

Corporation Form Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIFTY-FIVE THOUSAND Dollars and No/100's (\$355,000.00)** to the undersigned grantor, **Bedwell Construction Co., Inc.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **JOHN A. HEARD and KATHY K. HEARD** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

Lot 45, according to the Survey of Greystone, 7th Sector, Phase I, as recorded in Map Book 18, Page 120 A, B and C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$290,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Charles R. Bedwell, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of March, 1995.

Bedwell Construction Co., Inc.

By: Charles R. Bedwell, Jr.
Charles R. Bedwell, Jr.
President

**STATE OF ALABAMA)
JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles R. Bedwell, Jr., whose name as President of Bedwell Construction Co., 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, she, 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 22nd day of March, 1995.

Inst # 1995-10756
Notary Public

My Commission Expires: 5/29/95

04/25/1995-10756
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 73.50

Inst # 1995-10756

CLAYTON T. SWEENEY, ATTORNEY AT LAW