

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Brian A. Beavers
name
1124 Sun Valley Road
address
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100----- DOLLARS (\$10.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sims R. Beavers and wife, Ann T. Beavers

(herein referred to as grantors) do grant, bargain, sell and convey unto Brian A. Beavers and wife, Beverly B. Beavers

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land located in the Southwest one-fourth of the Southeast one-fourth of Section 11, Township 20 South, Range 2 East, Shelby County, Alabama, containing 8.23 acres and more particularly described as follows:

Commence at the Northwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 11, Township 20 South, Range 2 East, Shelby County, Alabama, as the point of beginning. From this beginning point proceed South 02 degrees, 15 minutes, 30 seconds West along the West boundary of said quarter-quarter section for a distance of 714.60 feet; thence proceed North 65 degrees, 45 minutes, 42 seconds East for a distance of 836.86 feet to a point on the Westerly boundary of County Highway No. 79; thence proceed North 28 degrees, 42 minutes, 26 seconds West along the Westerly right-of-way line of said highway for a distance of 154.68 feet; thence proceed North 30 degrees, 53, minutes, 15 seconds West along the Westerly right-of way line of said highway for a distance of 247.27 feet to its point of intersection with the North boundary of said quarterquarter section; thence proceed North 87 degrees, 33 minutes, 16 seconds West along the North Boundary of said quarter-quarter section for a distance of 533.80 feet to the point of beginning.

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 19th
day of April, 19 95.

(Seal)

(Seal)

(Seal)

Sims R. Beavers
Sims R. Beavers

Ann T. Beavers
Ann T. Beavers

1995 APR 19 AM CERTIFIED

04/28/1995-11096
11:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment
SHELBY COUNTY JUDGE OF PROBATE
001 MCO

I, Lamar Ham, a Notary-Public in and for said County, in said State, hereby certify that
Sims R. Beavers and wife, Ann T. Beavers
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 19th day of April, A.D., 19 95

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 8, 1997

Inst # 1995-11096