

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) DONALD C. BEATY
(Address) 297 Milgray Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Nine Thousand and no/100----- DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

JOE KILLINGSWORTH, A MARRIED MAN
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

DONALD C. BEATY
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 36, according to the survey of Southern Hills, Sector 6, Phase 2, as recorded
in Map Book 18 page 79, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 118,150.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

The property herein being conveyed does not constitute the homestead of
grantor or his wife.

Inst # 1995-11993

05/08/1995-11993
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 29.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st
day of April, 19 95.

(Seal)

(Seal)

(Seal)

Joe Killingsworth (Seal)
JOE KILLINGSWORTH

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that JOE KILLINGSWORTH, A MARRIED MAN, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of April, 19 95.

My Commission Expires:

Notary Public

Inst # 1995-11993