

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

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

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Alexander F. Beaton
(Address) 4042 Water Willow Lane
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and No/100ths (\$1,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Alexander F. Beaton and wife, Judy C. Beaton
(herein referred to as grantors), do grant, bargain, sell and convey unto

Alexander F. Beaton and wife, Judy C. Beaton
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3022, according to the Survey of Riverchase Country Club, 30th Addition, as
recorded in Map Book 13 page 88 A & B, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, rights of way, covenants, setback lines
and current taxes, if any, of record.

Inst # 1995-12195

05/10/1995-12195
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

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 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 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 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 2nd
day of May, 19 95.

WITNESS

_____. (Seal)
_____. (Seal)
_____. (Seal)

Alexander F. Beaton (Seal)
Judy C. Beaton (Seal)
_____. (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Alexander F. Beaton and wife, Judy C. Beaton whose names 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 2nd day of May, A.D., 19 95.
3/5/99 COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

My Commission Expires: 3/5/99

Notary Public