

SEND TAX NOTICE TO:

(Name) Roger Beckham

(Address) 312 Bowling Green Lane Dr
Montgomery AL
36109

This instrument was prepared by

(Name) James R. Briley, Jr.

(Address) P. O. Box 2604, Birmingham, AL 35202

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Professional Title Services, Inc. Birmingham, AL

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James R. Briley, Jr., a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Roger Beckham

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

Subject property is not the homestead of the grantor

Subject to any encumbrances of record.

05/25/1995-13620
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 11.50

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 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, I have hereunto set my hand(s) and seal(s), this 12th day of April, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

James R. Briley, Jr. (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, Gloria D. Lee, a Notary Public in and for said County, in said State,

hereby certify that James R. Briley, Jr., a married man

whose name 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 has executed the same voluntarily

on the day (the same bears date).

Given under my hand and official seal this 12th day of April, A. D., 19 95

My commission expires September 7, 1997

Gloria D. Lee

Notary Public.

Inst # 1995-13620

EXHIBIT A

Lot No. 119, as shown on a map entitle "Property Line Map, Suluria Mill¹⁸, prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and bein more particularly described as follows: Begin at the intersection of the North right of way line of 1st Avenue and the West right of way line* Montevallo, RE., (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Street & Easements, Town of Siluria, Ala.; thence Northwesterly along said right of way line of 1st Avenue for 143.00 feet; thence 90 degrees 00 minutes right and run-Northeasterly for 48.00 feet; thence 90 degrees 00 minutes right and run Southeasterly for 142.37 feet to a point on the Westerly right of way line of Montevallo Raod, thence 89 degrees 17 minutes right and run Southwesterly along said right of way line of Montevallo Road for 48.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst. # 1995-13620 *Butley*

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