

This instrument was prepared by:

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Keith E. Began
name

2812 Altadena South Way
address
Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINE THOUSAND AND NO/100-----
-----DOLLARS (\$109,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Joel Lynn Jimmerson and wife, Kathryn R. Jimmerson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Keith E. Began

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

Lot 7, Block 1, according to the Amended Map of Awtrey & Scott's Addition to
Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of
Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 103,550.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

Inst # 1995-17492

07/05/1995-17492
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 8NA 14.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 30th
day of June, 19 95

(Seal)

(Seal)

(Seal)

Joel Lynn Jimmerson

Kathryn R. Jimmerson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for the said County, in said State, hereby certify that
Joel Lynn Jimmerson and wife, Kathryn R. Jimmerson
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 hands and official seal this 30th day of June, A.D., 19 95

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997