

WARRANTY DEED

117,700<sup>00</sup>

STATE OF ALABAMA

SHELBY COUNTY

}  
}  
} KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to JOHN R. BEATTY and ALISA J. BEATTY (herein referred to as Grantor, whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto

JoLoyd Zinselmeyer and Robert P. Zinselmeyer

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

Lot 56, according to the Survey of Ashford Heights, 2nd Sector, as recorded in Map Book 17, Page 29, in the Probate Office of Shelby County, Alabama; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

\*husband and wife

\$89,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns forever.

And Grantor, for myself and for my heirs, executors and administrators, covenant with said Grantee, and Grantee's assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 17<sup>th</sup> day of July, 1995

John R. Beatty (SEAL)  
JOHN R. BEATTY

Alisa J. Beatty (SEAL)  
ALISA J. BEATTY

STATE OF TEXAS

DALLAS COUNTY

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN R. BEATTY 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of July, A.D. 1995



Frances A. Long Notary Public

08/22/1995-23036  
10:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

[ACKNOWLEDGMENT PAGE FOLLOWS] 39.50

Inst # 1995-23036

CLAYTON T. SWEENEY, ATTORNEY AT LAW

[ACKNOWLEDGMENT]

STATE OF TEXAS }

DALLAS COUNTY }

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that ALISA J. BEATTY 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of July A.D. 1995.

✓ Francis A. Long Notary Public

Notary Public  
Shelby County, Tennessee  
My Comm. Expires 08/22/1999

Inst # 1995-23036

08/22/1995-23036  
10:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDE HCD 39.50