

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: James Alan Beasley

name

2408 Chandabrook Drive

address

Pelham, AL 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$116,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, 1995-24535  
Inst  
Laura B. Harris and husband, Roy C. Harris, Jr.

(herein referred to as grantors) do grant, bargain, sell and convey unto James Alan Beasley and wife, Elizabeth Ann Daniel Beasley

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 324, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, 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.

\$ 104,850.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

09/06/1995-24535  
09:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 20.50

TO HAVE AND TO HOLD Unto the said GRANTERS 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 GRANTEEES, 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 GRANTEEES, 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 25th day of August, 19 95.

(Seal)

Laura B. Harris  
Laura B. Harris

(Seal)

(Seal)

Roy C. Harris, Jr.  
Roy C. Harris, Jr.

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA  
Jefferson COUNTY

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Laura B. Harris and husband, Roy C. Harris, Jr. 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 hand and official seal this 25th day of August, A.D., 19 95



Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997