

SEND TAX NOTICE TO:

THIS DEED PREPARED WITHOUT A TITLE SEARCH.

(Name) Stacy and Lee Bean

(Address) 8722 Highway 41 South
Leeds, Alabama 35094

This instrument was prepared by

(Name) Jonathan W. Gathings
(Address) 2301 Moody Parkway, Suite No. 4
Moody, Alabama 35004

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

Lavinia Whatley, and husband, Tommy Whatley

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

Stacy Bean, and husband, Lee Bean

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

Shelby

County, Alabama to-wit:

TRACT #2

The following described Property situated in Section 18, Township-18-South, Range-1-East and more particularly described as follows:

Commence at the Northeast Corner of the S.E.1/4-N.W.1/4 of the above said Section 18, and in a southeasterly direction along the Diagonal line bisecting the S.W.1/4-N.E.1/4 of said section 18 for 244.02 feet to the Point of Beginning; thence continue along the last named course for 603.18 feet; thence 0° 40' 30" to the left for 262.91 feet to the P.C. of a curve to the right having a central angle of 80° 14' and a Radius of 15.61 feet; thence along the arc of said curve to the right for 21.86 feet to the P.T. of said curve; thence continue along the tangent extended of said curve for 228.48 feet; thence 100° 26' 30" right for 960.67 feet; thence 99° 07' 43" right for 237.39 feet to the Point of Beginning, and containing 5.578 acres, more or less.

04/11/1996-11779
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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, we have hereunto set our hand(s) and seal(s), this

day of April, 1996

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

I, Mary Ruth Gathings, a Notary Public in and for said County, in said State,

hereby certify that Lavinia Whatley and Tommy Whatley

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 10th day of October, A.D., 1996

Mary Ruth Gathings
3/24/98
Notary Public

Inst # 1996-11779