

GRANTEE'S ADDRESS:
William Glenn Beckham
Catherine Ann Beckham
3257 Brashford Rd
Birmingham, Al 35216

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Graham N. Webster and wife, Ruby T. Webster
herein referred to as grantors) do grant, bargain, sell and convey unto
William Glenn Beckham and Catherine Ann 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:

Lot 2, according to the map of a resubdivision of Lots 1 & 4 SOUTH COVE, 3rd Sector
recorded in Map Book 21, Page 70 in Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Restrictions and conditions on recorded plat.
2. Restrictive covenants recorded in Real Book 267, Page 890, amended restrictions recorded in Instrument No. 1994-31178 and Instrument No. 1996-24093 in the Probate Office of Shelby County, Alabama.
3. Shelby County Department of Planning & Development requires that as long as this subdivision remains private, the roads, structures and drainage shall be maintained by the property owners. It is therefore expressly made a condition of this conveyance that the Grantee shall contribute ratably with the other property owners in the subdivision to the cost of any materials and labor used in the repair and maintenance of South Cove Court, drainage facilities, and structures associated therewith as shown on the plat of said subdivision. This duty to repair and maintain shall continue until such time, as if, and when the subdivision becomes public.

\$32,040.00 of the above recited purchase price was paid from a mortgage executed simultaneously TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. herewith.

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 hands(a) and seal(s), this 18th day of October, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Graham N. Webster (Seal)
Graham N. Webster
Ruby T. Webster (Seal)
Ruby T. Webster

(Seal)

STATE OF ALABAMA

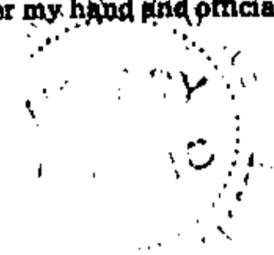
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Graham N. Webster and wife, Ruby T. Webster 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 18th day of October, A. D., 19 96

Form 31-A



William A. Justice Notary Public
10/21/1996-35099
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 13.50

GNBSC/Davis Plaza

Inst # 1996-35099