

This instrument was prepared by

Send Tax Notice To: JAMES P. STANNARD

(Name) GENE W. GRAY, JR.

name

8 BRUSH CREEK FARMS

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED EIGHTY THOUSAND AND NO/100-----
----- DOLLARS (\$580,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ELAINE WYNN WHEELER BEIERSDOERFE AND HUSBAND, WERNER H. BEIERSDOERFER

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES P. STANNARD AND WIFE, CAROLYN A. STANNARD

(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 8, ACCORDING TO THE SURVEY OF BRUSH CREEK FARMS, AS RECORDED IN MAP BOOK
8 PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1997.

PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN
MISC. BOOK 48, PAGE 254.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S)
RECORDED IN DEED BOOK 350, PAGE 977 AND DEED BOOK 350, PAGE 966.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN MISC.
BOOK 52, PAGE 184.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RIGHTS SET OUT IN DEED BOOK 316, PAGE 782; DEED BOOK 316, PAGE 777
AND DEED BOOK 316, PAGE 775.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 8, PAGE 89.

Continued

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 28th
day of October, 19 96.

(Seal)

Elaine Wynn Wheeler Beiersdoerfe
ELAINE WYNN WHEELER BEIERSDOERFE

(Seal)

(Seal)

Werner H. Beiersdoerfer
WERNER H. BEIERSDOERFER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
ELAINE WYNN WHEELER BEIERSDOERFE AND HUSBAND, WERNER H. BEIERSDOERFER
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 28th day of October, A.D., 19 96

Gene W. Gray, Jr.
GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

\$521,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

*Elis
W/H.B*

Inst # 1996-36325

10/31/1996-36325
12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 70.00