

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND NO/100-----

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, 11/07/96 10:33 AM

GLEN C. WILSON and wife, MARGIE H. WILSON,

CERTIFIED
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 23.00

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

RONALD H. BEASLEY and wife, JANET DIANNE 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:

PARCEL No. 11 of DUCK COVE ESTATES, more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama and run North 6 degrees 23 minutes West a distance of 738.34 feet to a point; thence turn an angle of 119 degrees 07 minutes left and run 29.26 feet to a point; thence turn an angle of 9 degrees 35 minutes right and run 73.87 feet to a point; thence turn an angle of 30 degrees 07 minutes left and run 125.37 feet to a point; thence turn an angle of 21 degrees 05 minutes right and run 103.16 feet to a point; thence turn an angle of 15 degrees 11 minutes left and run 72.01 feet to a point; thence turn an angle of 18 degrees 26 minutes left and run 21.85 feet to a point; thence turn an angle of 91 degrees 06 minutes right and run 99.74 feet to a point on the East line of a twenty foot access easement; thence turn an angle of 6 degrees 48 minutes left and run 20.04 feet to a point on the West line of said access easement; thence turn an angle of 86 degrees 23 minutes right and run Northerly along said West line of said access easement a distance of 137.00 feet to the point of beginning of the property, Parcel No. 11, being described; thence continue along last described course a distance of 96.0 feet to a point; thence turn an angle of 123 degrees 25 minutes 35 seconds left and run Southwesterly a distance of 212.78 feet to a point on the waters edge of Duck Branch slough of Lay Lake; thence turn an angle of 86 degrees 30 minutes 25 seconds left and run Southeasterly along said waters edge a distance of 80.0 feet to a point; thence turn an angle of 93 degrees 23 minutes 10 seconds left and run Northeasterly a distance of 164.79 feet to the point of beginning.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.

\$65,896.35 of the above recited purchase price was paid from a mortgage recorded simultaneously.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st

November 96
day of 19

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Glen C. Wilson

Glen C. Wilson

Margie H. Wilson

Margie H. Wilson

STATE OF ALABAMA
SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Glen C. Wilson and Margie H. Wilson 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.

1st

day of

November

A. D. 19

Given under my hand and official seal this

My Commission Expires: 10/16/00

Notary Public

1996-36593
Inst