

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
LISA L. BEARD
JEFF L. BEARD
3401 Double Oak Trail
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we ROBERT GARY ROLADER, a married man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto LISA L. BEARD and JEFF L. BEARD (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

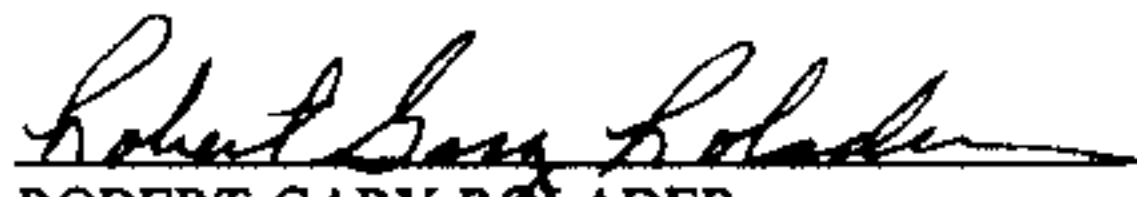
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the Grantor nor his spouse.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the _____ day of May, 1997.


ROBERT GARY ROLADER

STATE OF ALABAMA}
Jefferson COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBERT GARY ROLADER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 1997.


Notary Public

AFFIX SEAL

My Commission Expires: MY COMMISSION EXPIRES JULY 17, 2001

06/04/1997-17386
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

Inst # 1997-17386

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A parcel of land in the N.W.1/4 of the N.E.1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:
Commence at the southwest corner of said 1/4-1/4 section,
Thence run North along the West 1/4-1/4 line 120.00 feet,
Thence turn Right 89 deg. 59 min. 28 sec. and run East 81.51 feet,
Thence turn Left 89 deg. 51 min. 53 sec. and run North 123.71 feet to the POINT OF BEGINNING:
Thence continue last course 15.00 feet,
Thence turn Left 90 deg. 00 min. 00 sec. and run West 44.25 feet,
Thence turn Left 46 deg. 57 min. 56 sec. and run Southwest 10.99 feet,
Thence turn Left 90 deg. 00 min. 00 sec. and run Southeast 10.21 feet,
Thence turn Left 43 deg. 23 min. 04 sec. and run East 44.29 feet to THE POINT OF BEGINNING.

Inst # 1997-17386

06/04/1997-17386
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00