

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}

Inst # 1997-17388

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$46,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we TAMMY L. BLACKWELL, a married woman, (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.

\$46,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TAMMY L. BLACKWELL is one and the same person as TAMMY LEA TATUM.

The property conveyed herein is not the homestead of the Grantor or her 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 15th day of May, 1997.


TAMMY L. BLACKWELL

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TAMMY L. BLACKWELL, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 1997.


Notary Public
My Commission Expires: 5/29/99

06/04/1997-17388
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A parcel of land in the NW 1/4 of the NE 1/4 and in the NE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said NW 1/4 of the NE 1/4; thence run North along the West 1/4-1/4 line 120.00 feet to the point of beginning; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.29 feet; thence turn right 43 degrees 02 minutes 04 seconds and run Northwest 10.21 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northeast 10.99 feet; thence turn right 46 degrees 57 minutes 56 seconds and run East 44.25 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 36.03 feet to a point on the West side of county maintained road; thence turn left 90 degrees 00 minutes 00 seconds and run West along said road 41.22 feet; thence turn right 29 degrees 36 minutes 51 seconds and run Northwest along said road 64.58 feet; thence turn left 89 degrees 48 minutes 20 seconds and run Southwest 126.75 feet; thence turn left 29 degrees 56 minutes 06 seconds and run South 97.05 feet; thence turn left 90 degrees 00 minutes 32 seconds and run East 78.65 feet to the point of beginning.

Also, an easement 10 feet wide, 5 feet on each side of the following described centerline, in the NW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 17; thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 38.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 95.71 feet to the point of beginning of said centerline; thence continue last course 35.00 feet to the end of said centerline.

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00