

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Roger D. Burton

Frederick Warren Beckman

ADDRESS 1905 14th Avenue South
Birmingham, AL 35205

828 Greystone Highlands Drive

Birmingham, AL 35242

WARRANTY DEED (Without Survivorship) **WITHOUT EXAMINATION OR OPINION**
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Five Hundred Dollars (\$3,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LuAnn Eleftheriou, a/k/a LuAnn Eleftheriou Beckman, a single woman,
and former wife of Frederick Warren Beckman.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Frederick Warren Beckman, a single man, and former husband of LuAnn Eleftheriou Beckman.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 50, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, page 25, in the Probate Office of Shelby County, Alabama.

Subject to easements, encumbrances, and restrictions of record.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the unpaid balance on the mortgage to Compass Bank, dated December 27, 1994, in the principal amount of \$142,110.00. Grantee agrees to indemnify and hold Grantor harmless from any actions to collect said indebtedness.

Inst # 1997-37461

11/17/1997-37461
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands and seal(s), this
day of October, 1997.

(Seal)

LuAnn Eleftheriou Beckman (Seal)
LuAnn Eleftheriou Beckman

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that LuAnn Eleftheriou Beckman 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 _____ day of October, A. D. 1997.