

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO

NICHOLAS B. STRANGE
116 WINDSOR CIRCLE
PELHAM, AL 35124

Inst # 1997-41574

12/23/1997-41574

08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 47.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED SIXTY THOUSAND and 00/100 (\$360,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KEITH H. BEACHAM and KAREN W. BEACHAM, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto NICHOLAS B. STRANGE and ELIZABETH A. STRANGE, HUSBAND AND WIFE (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF WEATHERLY WINDSOR, SECTOR 9, AS RECORDED IN MAP BOOK 17, PAGE 125 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Permits to Alabama Power Company as recorded in Deed Book 230, page 117 and Deed Book 242, page 911 in the Probate Office.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as recorded in Instrument No. 1993-36367 in the Probate Office.
4. Terms and conditions of agreement as recorded in Instrument No. 1993-36369 in the Probate Office.
5. 100-foot building set back line across the East side of lot with a 30-foot utility easement inside set back line as shown on recorded map of subdivision.
6. Restrictive covenants as recorded in Instrument No. 1993-37547 in the Probate Office.
7. Easement to Alabama Power Company as to underground cables, recorded in Instrument No. 1994-1187 in the Probate Office.

\$324,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KEITH H. BEACHAM and KAREN W. BEACHAM, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of December, 1997.


KEITH H. BEACHAM


KAREN W. BEACHAM, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, KEITH H. BEACHAM

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEITH H. BEACHAM, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of December, 1997.


Notary Public

My commission expires: 7/16/98

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that KEITH H. BEACHAM, whose name as Attorney in Fact for KAREN W. BEACHAM, is signed to the foregoing instrument and who is known to me, acknowledged before me that this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 15th day of DECEMBER, 1997.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/16/98

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