

Send Tax Notice To:
Jerry B. Buckelew and wife, June E. Buckelew
225 County Highway 332
Pelham, Alabama 35124

This instrument was prepared by:
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Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1998-25935

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Thirty Five Thousand Dollars (\$35,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SHERROD KELLY BEASLEY AND WIFE, RHONDA GLYNN BEASLEY** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **JERRY B. BUCKELEW AND WIFE, JUNE E. BUCKELEW**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Right(s)-of-way(s) granted to Shelby County by instrument(s) recorded in Deed Book 180 page 559, in Probate Office.
4. Encroachment of fence off of the land as shown on the survey by Laurence D. Weygand, dated June 26, 1998.
5. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$25,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

07/09/1998-25935
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 24.50

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, we have hereunto set our hands and seals, this 2nd day of July, 1998.


Sherwood Kelly Beasley


Rhonda Glynn Beasley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sherwood Kelly Beasley, 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 date the same bears date.

Given under my hand and official seal, this the 2nd day of July, 1998.


Notary Public

My commission expires: 3-1-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda Glynn Beasley, 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 date the same bears date.

Given under my hand and official seal, this the 2nd day of July, 1998.


Notary Public

My commission expires:

MY COMMISSION EXPIRES FEBRUARY 25, 2001

EXHIBIT A

Part of the NW 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
From a point of intersection of the East line of the NW 1/4 of the SW 1/4 of Section 20 with the NW right of way line of Shelby County Highway No. 332 (said point being 25 feet at right angles to the centerline of said Highway No. 332) run in a northerly direction along the East line of said 1/4-1/4 Section for a distance of 478.61 feet to an existing bolt being the NE corner of the Pickett property; thence turn an angle to the left of 87 deg. 32 min. 39 sec. and run in a westerly direction along the North line of said Pickett property for a distance of 463.64 feet to an existing old open top iron pin being the point of beginning; thence continue in a westerly direction along an existing fence line for a distance of 155.86 feet to an existing pine tree at the intersection of two fence lines; thence turn an angle to the left of 77 deg. 55 min. 13 sec. and run in a southwesterly direction for a distance of 314.40 feet to an existing iron rebar set by Laurence D. Weygand and being an extension of said fence line and being on the NE right of way line of Shelby County Highway No. 332; thence turn an angle to the left and run in a southeasterly direction along said NE right of way line of said Shelby County Highway No. 332 for a chord distance of (iron to iron) that measures 193.63 feet to an existing bolt being the SW corner of the Pickett property; thence turn an angle to the left (112 deg. 55 min. 53 sec. from last mentioned long chord) and run in a northeasterly direction along the West line of the Pickett property for a distance of 409.88 feet, more or less, to the point of beginning.

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