

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6304 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) James A. Beasley
(Address) P.O. Box 1707 Hwy 95-20203
Columbiana AL 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Three Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tony Miller and wife, Anita Miller
(herein referred to as grantors) do grant, bargain, sell and convey unto
James A. Beasley and Louise Beasley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to wit:

PARCEL II:
Commence at the Northwest corner of the SE 1/4 of the SE 1/4, Section 27, Township 21 South, Range 1 West; thence run South along the West line of said 1/4-1/4 section a distance of 224.96 feet; thence turn a deflection angle of 42 degrees 16 minutes 15 seconds to the left and run a distance of 527.50 feet to the center of Alabama Power Company Transmission line right of way and the point of beginning; thence continue in the same direction a distance of 226.41 feet to the Northwest right of way of Alabama State Highway NO. 25; thence turn a deflection angle of 90 degrees 24 minutes 07 seconds to the left to the tangent of a right of way curve and run along said right of way curve a chord distance of 266.18 feet; thence turn a deflection angle of 96 degrees 18 minutes 07 seconds to the left and run a distance of 207.79 feet; thence turn a deflection angle of 79 degrees 00 minutes 00 seconds to the left and run a distance of 242.60 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$ 25,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

07/05/2000-22008
08:55 AM CERTIFIED
SHELBY COUNTY JUNE 5 1900
JUN 10 2000

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall title as tenants in common.

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 the 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, we have hereunto set OUR hand(s) and seal(s), this 26th day of June, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Tony Miller (Seal)
Anita Miller (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Miller and Anita Miller

whose name R. A. R. signed to the foregoing conveyance, and who SE knows to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A. D., 19 2000

My Commission Expires: 10/16/2000

[Signature]
Notary Public

Inst. # 2000-22008