

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHRISTOPHER S. KIESTER
1118 EAGLE DRIVE
ALABASTER, AL 35007

Inst # 2000-22860

07/10/2000-22860
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.06

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY EIGHT THOUSAND and 00/100 (\$88,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, G. HEIDI BEARD, AND HUSBAND, KENNETH W. BEARD (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER S. KIESTER and KARLA M. KIESTER, 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 128, ACCORDING TO THE SURVEY OF CORSENTINO'S ADDITION TO EAGLE WOOD ESTATES, 4TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 17 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 1999 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 30-FOOT BUILDING SET BACK LINE FROM EAGLE DRIVE AS SHOWN ON RECORDED MAP.
3. 10-FOOT UTILITY EASEMENT OVER THE SOUTH SIDE OF SAID LOT AS SHOWN ON RECORDED MAP.
4. EASEMENTS TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 327, PAGE 998, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS AS SHOWN BY RECORDED MAP OF SAID SUBDIVISION, IN MAP BOOK 8, PAGE 17, IN PROBATE OFFICE.

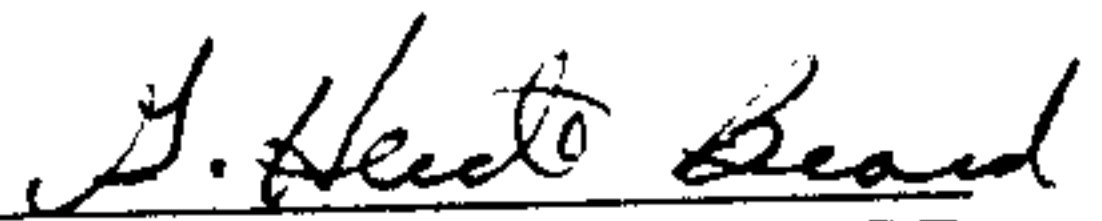
G. HEIDI BEARD AND G. HEIDI M. JONES ARE ONE AND THE SAME PERSON.

\$87,280.00 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, G. HEIDI BEARD, AND HUSBAND, KENNETH W. BEARD, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of June, 2000.


G. HEIDI BEARD

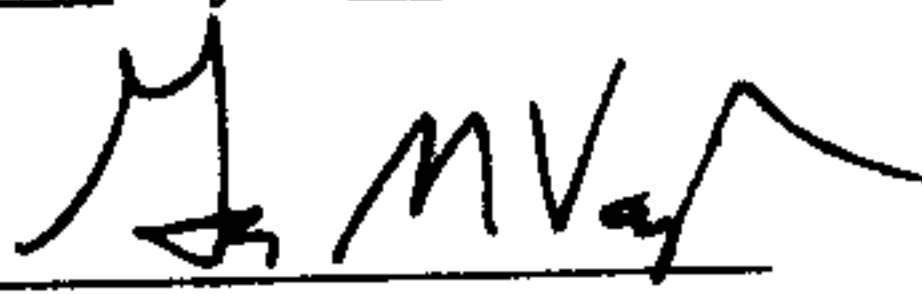

KENNETH W. BEARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that G. HEIDI BEARD, AND HUSBAND, KENNETH W. BEARD, 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 29th day of June, 2000.


Notary Public

My commission expires: 9.29.02

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