

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
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300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
Mary T. and Vadus L. Beard, Trustees
484 Cedar Hill Falon Road
Sterrett, Alabama 35147

WARRANTY DEED

\$58,000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

VADUS L. BEARD, JR. AND WIFE, MARY T. BEARD

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

MARY T. BEARD AND VADUS L. BEARD, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MARY T. BEARD LIVING TRUST, DATED AUGUST 30, 2000 AND ANY AMENDMENTS THERETO

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

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run East along the South line of said 1/4 - 1/4 for 659.68 feet to the point of beginning; thence continue last described course for 659.68 feet to the SE corner of said 1/4 - 1/4; thence 88 deg. 53 min. left run North along the East line of said 1/4 - 1/4 for 661.62 feet; thence 91 deg. 07 min. left run 659.68 feet; thence 88 deg. 53 min. left run 661.62 feet to the point of beginning. ALSO a 15-foot easement for egress and ingress the centerline of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run North along the West line of said 1/4 - 1/4 for 7.5 feet to the point of beginning; thence 9 deg. 53 min. right run 89.70 feet; thence 41 deg. 23 min. right run 277.25 feet; thence 48 deg. 25 min. left run 120.53 feet; thence 16 deg. 25 min. right run 153.05 feet; thence 59 deg. 45 min. right run 184.99 feet; thence 39 deg. 24 min. right run 163.23 feet; thence 47 deg. 56 min. left run 45.89 feet to the West line of the above-described property and the point of ending.

A perpetual easement and right of way for ingress and egress described as follows: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said 1/4 - 1/4 section for a distance of 3 feet to the point of beginning; thence continue to run Westerly along the North line of said 1/4 - 1/4 section for a distance of twelve (12) feet to a point; thence run South and parallel to the East line of said 1/4 - 1/4 section to a point on the North margin of U.S. Highway No. 280; thence run in a Northeasterly direction along the North margin of said U.S. Highway No. 280 for a distance of Twelve (12) feet, more or less, to a point on the North margin of said highway that is 3 feet West of the East line of said 1/4 - 1/4 section; thence run North and parallel to the East line of said 1/4 - 1/4 section to a point on the North line of said 1/4 - 1/4 section and the point of beginning. ALSO: A perpetual easement for ingress, egress, and utilities, across and over the following described lands: Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run West along the south line of said 1/4 - 1/4 for 15.0 feet; thence 135 deg. 43 min. 30 sec. right run 21.48 feet to a point on the East line of said 1/4 - 1/4 (said point being 15 feet North of the point of beginning); thence 135 deg. 43 min. 30 sec. right run South 15.0 feet to the point of beginning. Situated to Shelby County, Alabama.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of August, 2000.

Mary T. Beard

Vadus L. Beard Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Vadus L. Beard, Jr. and Mary T. Beard, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 30 day of August, 2000.

Notary Public
My Commission Expires

10/8/2002

Jennifer Q. Griffin

Inst # 2000-30010

08/31/2000-30010
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
66.50