

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JOHN H. BECK

Inst # 2000-32898

09/20/2000-32898
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 53.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY TWO THOUSAND and 00/100 (\$42,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROY W. LEDBETTER, AN UNMARRIED PERSON and JAMES H. WHATLEY, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN H. BECK and LINDA KAY ZANDER, 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 36, ACCORDING TO THE SURVEY OF THE GLEN ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 9 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 111, PAGE 408 AND INSTRUMENT #1992-26824.
3. RIGHT OF WAY TO THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM IN INSTRUMENT #1993-20842 AND INSTRUMENT #1993-20844.
4. EASEMENT AGREEMENT AS SET OUT IN INSTRUMENT #1993-22440.
5. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE AS SET OUT IN DEED BOOK 301, PAGE 799.
6. COVENANT AND AGREEMENT FOR WATER SERVICE AS SET OUT IN BOOK 235, PAGE 574, INSTRUMENT #1992-20786 AND INSTRUMENT #1993-20840.
7. RECIPROCAL EASEMENT AGREEMENT IN BOOK 346, PAGE 848, AMENDED IN BOOK 380, PAGE 639, FURTHER AMENDED IN INSTRUMENT #1993-29620 AND FURTHER AMENDED IN INSTRUMENT #1995-16399.
8. COVENANTS, CONDITIONS AND RESTRICTIONS IN BOOK 346, PAGE 873 AND AMENDED IN INSTRUMENT #1995-163298.

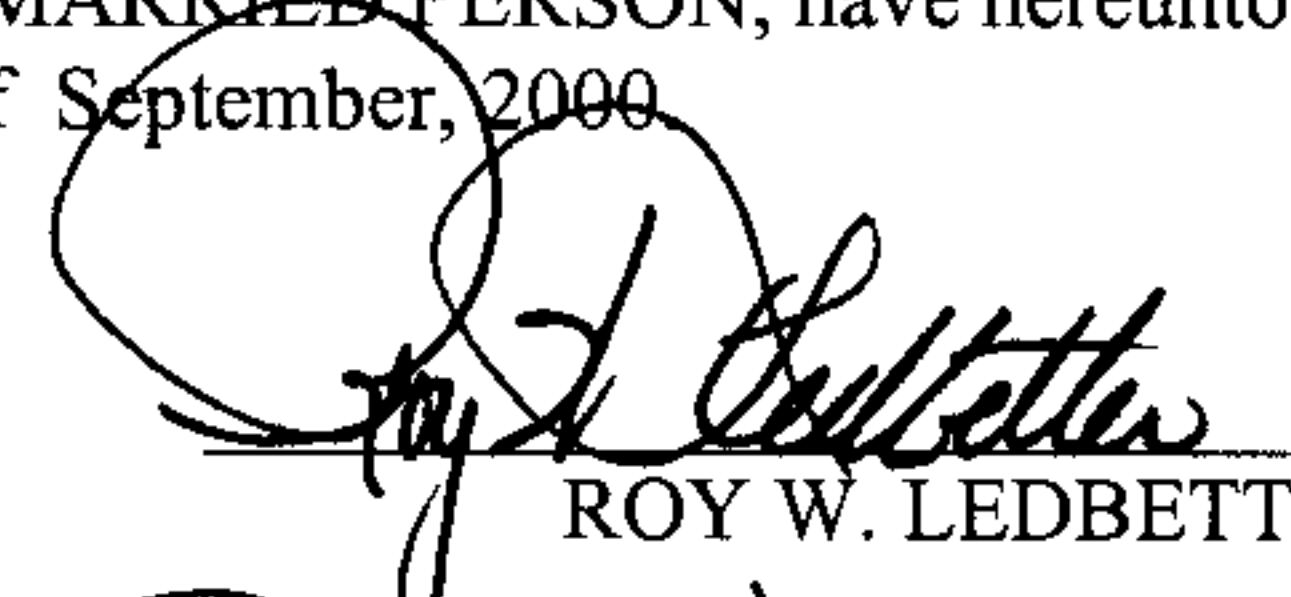
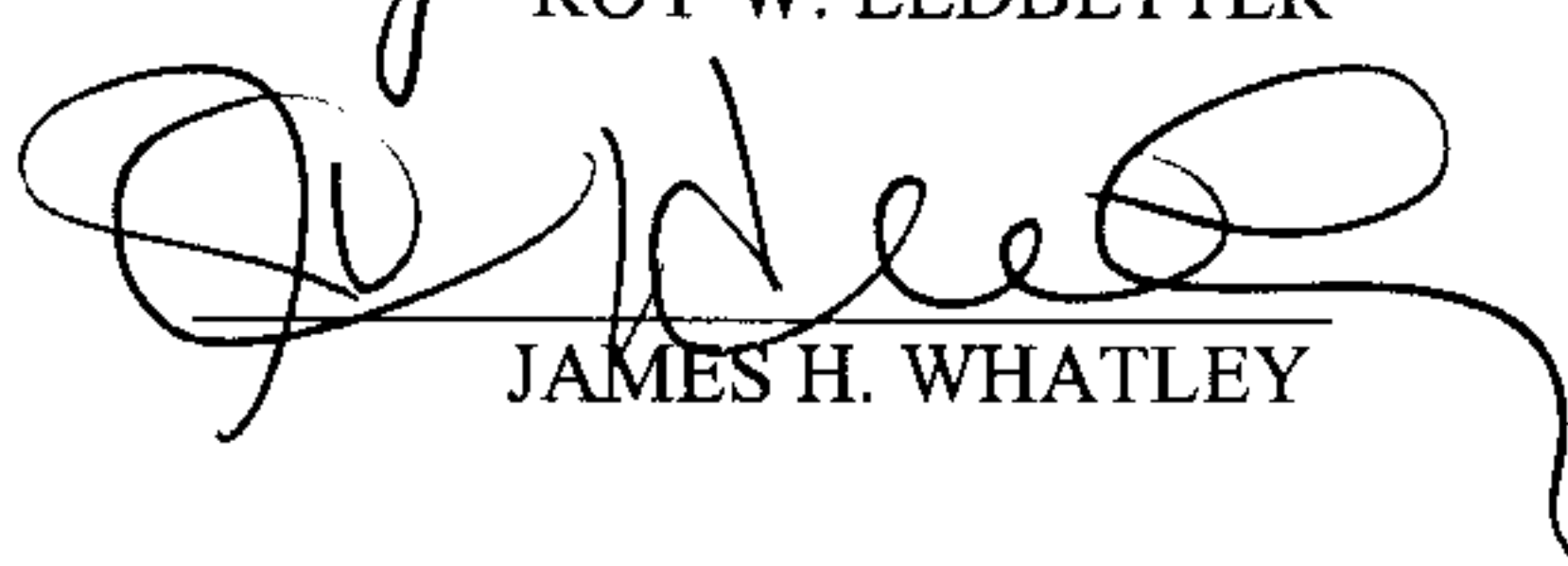
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 60, PAGE 260.
10. EASEMENT AGREEMENT IN INSTRUMENT #1996-17259 AND INSTRUMENT #1996-17260.
11. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THEIR RESPECTIVE SPOUSES.

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, ROY W. LEDBETTER, AN UNMARRIED PERSON and JAMES H. WHATLEY, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of September, 2000.

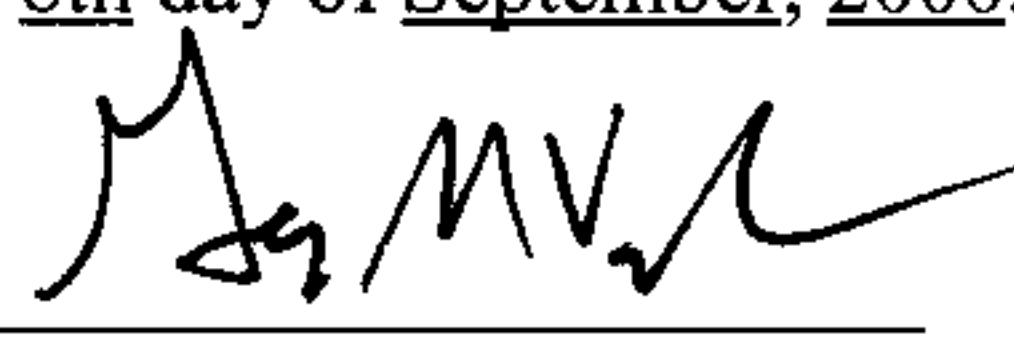

 ROY W. LEDBETTER

 JAMES H. WHATLEY

STATE OF ALABAMA)
 COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROY W. LEDBETTER, AN UNMARRIED PERSON and JAMES H. WHATLEY, A MARRIED PERSON, 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 8th day of September, 2000.



 Notary Public

My commission expires: 9.29.02 Inst # 2000-32898

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 SHELBY COUNTY JUDGE OF PROBATE
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