

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$60,000.00 to the undersigned Grantor, Larry E. Fowler, Sr. and Deborah J. Fowler, Husband and Wife and Billy E. Beard and Charlotte V. Beard, Husband and Wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Johnny C. Smith and Betty J. Smith, Husband and Wife (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Metes and Bounds Legal Description - See Attached Exhibit A

Address of Property: 185 Rosebud Lane, Calera, AL 35040

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

-0- of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of September, 2000.

By: *Billy E. Beard*
Grantor

Charlotte V. Beard
Grantor

See Attached in fact.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry E. Fowler, Sr. and Deborah J. Fowler, Husband and Wife and Billy E. Beard and Charlotte V. Beard, Husband and Wife, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of September, 2000.

Valerie A. England
Notary Public
Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:
Johnny C. Smith
Betty J. Smith
185 Rosebud Lane
Calera, AL 35040

09/26/2000-33819
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL

Inst # 2000-33819

EXHIBIT "A"

A parcel of land in the N.E. ¼ of the N.E. ¼ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said ¼ - ¼ section, thence run North along the West ¼ - ¼ line 27.11 feet, thence turn Right 90 deg. 00 min. 00 sec. and run East 39.99 feet to a fence corner and the point of beginning. Thence turn Right 02 deg. 14 min. 58 sec. and continue East 724.37 feet along said fence, thence turn Left 90 deg. 01 min. 54 sec. and run North 259.26 feet, thence turn Left 90 deg. 00 min. 00 sec. and run West 743.38 feet, thence turn Left 94 deg. 12 min. 00 sec. and run South 259.56 feet along a fence to the point of beginning, lying and being in Shelby County, Alabama.

Inst # 2000-33819

**09/26/2000-33819
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 73.00**