

This instrument was prepared by

D.M. Samsil, Attorney
P O Box 610369
Birmingham, AL 35261

Send Tax Notices To:

Walter and Bertha Beard
117 Forest Parkway
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Three Thousand No/100 Dollars (\$123,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Gerald Lavon Payne and Elizabeth B. Payne (herein referred to as grantors) do grant, bargain, sell and convey unto Walter Beard and Bertha Beard, husband and wife, as joint tenants with right of survivorship (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 34, according to the Survey of Park Forest Subdivision - First Sector, as recorded in Map Book 7, page 155, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same of the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of November, 2000.

Gerald Lavon Payne (Seal)
Grantor
Elizabeth B. Payne (Seal)
Grantor

STATE OF ALABAMA)
Shelby COUNTY)

General Acknowledgment

I, Terri Tate, a Notary Public in and for said County in said State, hereby certify that Gerald Lavon Payne and Elizabeth B. Payne, whose names are signed to the foregoing conveyance, and who are known 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, the 20th day of November, 2000.

[SEAL]

Terri L. Tate
Notary Public

Inst # 2000-41014

11/29/2000-41014
10:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 KMB 36.00