

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$100.00 and other good and valuable consideration to the undersigned Grantor(s), Billy E. Beard and wife Charlotte V. Beard; Larry E. Fowler, Sr. and wife Deborah J. Fowler, 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 Billy E. Beard and wife Charlotte V. Beard (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land in the N.E.1/4 of the N.E.1/4 of Section 29, and in the N.W.1/4 of the N.W.1/4 of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:
Commence at the Southwest corner of said 1/4 - 1/4 section,
Thence run North along the West 1/4-1/4 line 27.11 feet,
Thence turn Right 90 deg. 00 min. 00 sec. and run East 764.36 feet to point of beginning:
Thence continue last course 582.42 feet along a fence,
Thence turn Right 02 deg. 03 min. 39 sec. and run East 235.31 feet along a fence to a point on the Southwest right-of-way of U.S. Hwy. 31,
Thence turn Left 109 deg. 24 min. 51 sec. and run Northwest along said right-of-way 229.43 feet to the point of a counter-clockwise curve, said curve having a Delta angle of 00 deg. 51 min. 45 sec. and a Radius of 3428.12 feet,
Thence run Northwest along the arc of said curve and 51.61 feet,
Thence turn Left 71 deg. 48 min. 57 sec. from the Tangent of said right-of-way curve and run West 733.53 feet,
Thence turn Left 90 deg. 00 min. 00 sec. and run South 259.26 feet to the point of beginning. Containing 4.6 acres.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

Subject property is not the homestead of Grantors Larry E. Fowler, Sr. or Deborah J. Fowler.

Approximate market value of property conveyed: \$10,000.00.

Subject to taxes for the year 2001 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

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(S), who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7 day of NOVEMBER, 2000.

By:

Billy E. Beard
Billy E. Beard, Grantor

Charlotte V. Beard
Charlotte V. Beard, Grantor

Larry E. Fowler, Sr.
Larry E. Fowler, Sr., Grantor

Deborah J. Fowler
Deborah J. Fowler, Grantor

Jacqueline M. Tate for Larry E. Fowler, Sr. & Deborah J. Fowler
MY COMMISSION EXPIRES
JUNE 30, 2003.

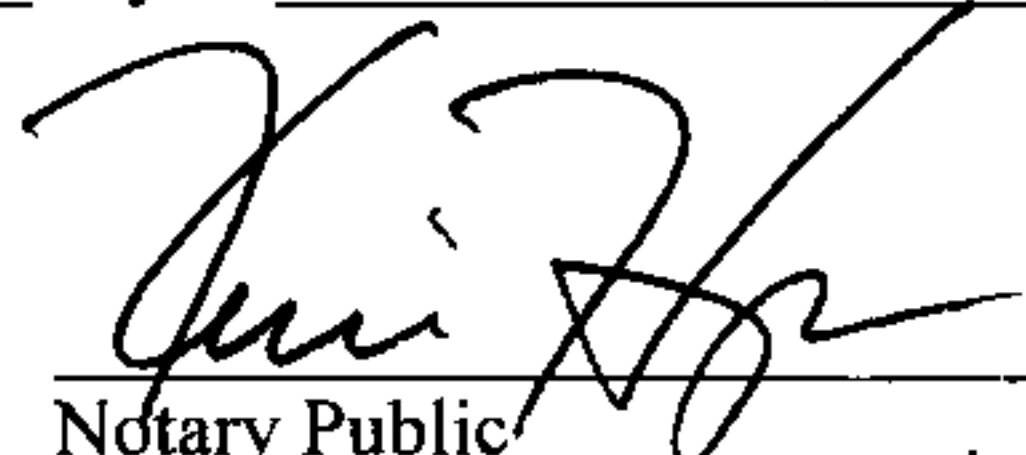
Inst # 2000-44092

12/19/2000-44092
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMB 24.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Billy E. Beard and wife Charlotte V. Beard**, 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.

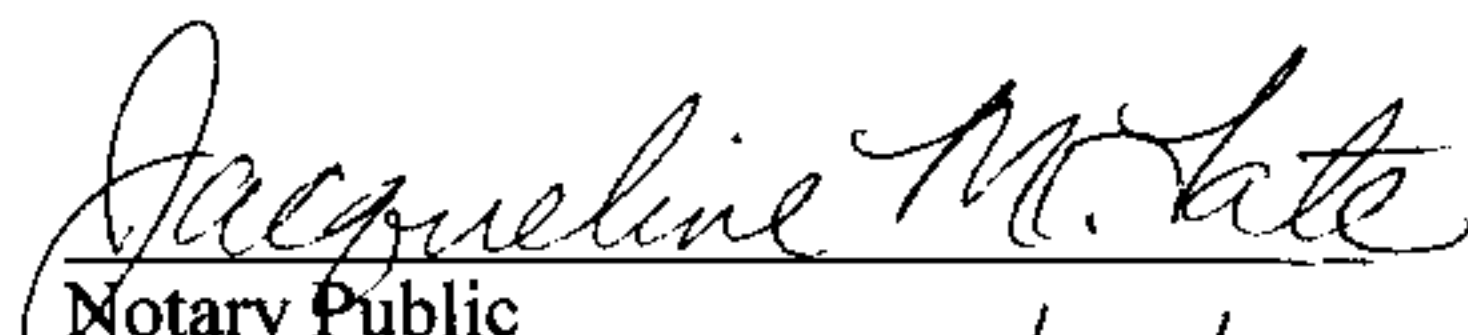
Given under my hand and official seal this 7 day of NOVEMBER, 2000.


Notary Public
Commission Expires: 11/15/04

**STATE OF GEORGIA
COUNTY OF GWINNETT**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Larry E. Fowler, Sr. and wife Deborah J. Fowler**, 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 7 day of November, 2000.


Notary Public
Commission Expires: 6/30/2003

THIS INSTRUMENT PREPARED BY:

Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Billy E. Beard & Charlotte V. Beard
55 Rosebud Lane
Calera, Alabama 35040

Inst # 2000-44092

12/19/2000-44092
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SHELBY COUNTY JUDGE OF PROBATE
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