

Birmingham Title Services Corporation
300 Office Park Drive, Suite 310
Birmingham, AL 35223

This instrument was prepared by
Greg Beers

Inst # 2001-19886

(Name) _____
(Address) 100 ATI Parkway, Birmingham, AL. 35244

05/16/2001-19886
02:00 PM CERTIFIED

WARRANTY DEED - BIRMINGHAM TITLE COMPANY, INC.

JUDGE OF PROBATE
001 031 11:50

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and 00/100 Dollars (\$100.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Greg Beers, an individual

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Evelyn Beers, an individual

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Parcel ID 231024001005001 Inst. #2001-13855

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as commencing at the NE corner of the NW 1/4 of the SE 1/4; of said Section thence run west along the north line of said 1/4-1/4 for 728.00 feet to the most easterly right of way line of Alabama Highway 119; thence 36°56'00" to the left and run southwesterly along road right of way for 58.45 feet to the beginning of a curve to the left having a radius of 1232.49 feet and subtending a central angle of 8°07'38"; run thence southwesterly along arc of said curve for 174.83 feet to the point of beginning and also being a P.O.C. to the left having a radius of 1232.49 feet and subtending a central angle of 16°00'39"; continue along arc of said curve for 344.41 feet; thence from tangent of said curve turn 87°22'22" left and run southeasterly for 217.10 feet to the most westerly right of way line of Old Montevallo Road; thence 90°00'00" left and run northeasterly along said right of way for 341.78 feet; thence 90°00'00" left and run northwesterly for 184.92 feet to the point of beginning.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of May 2001

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY }

I, Brenda S. Phillips
in said State, hereby certify that

Gregory C. Beers

General Acknowledgment

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, Gregory C. Beers executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May A.D. 2001

Brenda S. Phillips
Commission expires 12-30-2002