

SEND TAX NOTICE TO:

John Gary Beane and Jan Connell Beane

565 Reed Creek Drive

Shelby, Alabama 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand Nine Hundred and no/100 Dollars (\$27,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, **Hidden Springs, LLC**, an Alabama Limited Liability Company (herein referred to as grantors) do grant, bargain, sell and convey unto **John Gary Beane** and wife, **Jan Connell Beane** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Hidden Springs, 1st Addition, as recorded in Map Book 27, Page 69 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 2000-34908.
- (2) Building setback lines, easements, and conditions as shown on plat of Hidden Springs, First Addition, recorded in Map Book 27, Page 69, Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by any of Grantor's predecessors in title. Grantor conveys to Grantee any mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being limited to, right-of-way granted to South Central Bell by instrument recorded in Deed Book 261, Page 190 in the Probate Records of Shelby County, Alabama.

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 Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

(page one of two)

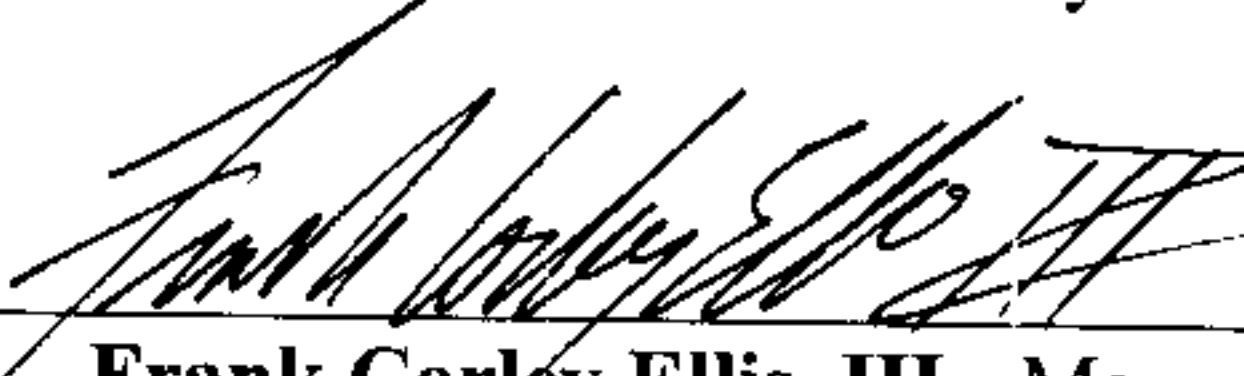
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Inst # 2001-26974

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SHELBY COUNTY JUDGE OF PROBATE
002 NB 18.00

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal, this 28th day of June, 2001.

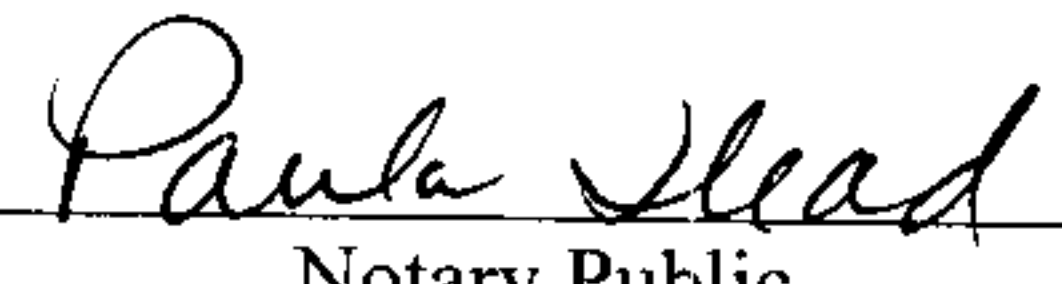
Hidden Springs, LLC,
an Alabama Limited Liability Company

By:  (SEAL)
Frank Corley Ellis, III - Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 28th day of June, 2001.


Notary Public

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