

This instrument was prepared by:

Grantees' address:

484 Cedarhill Farm Road
Sterrett, AL 35147

William R. Justice
P.O. Box 1144 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 Three Hundred Twelve Thousand and no/100 DOLLARS (\$312,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Vadus L. Beard, Jr., unmarried, and Vadus L. Beard, Trustee under the Mary T. Beard Family Trust, dated August 30, 2000, (herein referred to as GRANTOR, whether one or more) do/does grant, bargain, sell and convey unto Charles L. Booker and Margie J. Booker (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL "A"

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, said point being the POINT OF BEGINNING; thence North 00 degrees 06 minutes 07 seconds West along the West line of said 1/4-1/4 section a distance of 153.94 feet; thence North 88 degrees 02 minutes 05 seconds East, a distance of 68.26 feet; thence North 51 degrees 17 minutes 13 seconds East, a distance of 182.50 feet; thence North 58 degrees 03 minutes 50 seconds East, a distance of 491.38 feet; thence North 67 degrees 34 minutes 46 seconds East, a distance of 754.75 feet to a point lying on the East line of said 1/4-1/4 section; thence South 00 degrees 30 minutes 00 seconds West along said 1/4-1/4 line a distance of 786.40 feet to the Southeast corner of said 1/4-1/4 section; thence South 88 degrees 36 minutes 59 seconds West along the South line of said 1/4-1/4 section a distance of 1,318.57 feet to the POINT OF BEGINNING.

PARCEL "B"

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, said point also being the POINT OF BEGINNING; thence South 00 degrees 30 minutes 00 seconds West along the East line of said 1/4-1/4 section a distance of 533.98 feet; thence South 67 degrees 34 minutes 46 seconds West, a distance of 754.75 feet; thence South 58 degrees 03 minutes 50 seconds West, a distance of 491.38 feet; thence South 51 degrees 17 minutes 13 seconds West, a distance of 182.50 feet; thence North 07 degrees 51 minutes 32 seconds West, a distance of 505.47 feet to a point lying on the West line of said 1/4-1/4 section; thence North 00 degrees 06 minutes 07 seconds West along

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said 1/4-1/4 line, a distance of 664.89 feet to the Northwest corner of said 1/4-1/4 section; thence North 88 degrees 41 minutes 52 seconds East along the North line of said 1/4-1/4 section a distance of 1,332.41 feet to the POINT OF BEGINNING.

According to the survey of Robert Farmer, dated April 24, 2000.

A perpetual easement and right of way for ingress and egress described as follows: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said 1/4-1/4 section for a distance of 3 feet to the point of beginning; thence continue to run Westerly along the North line of said 1/4-1/4 section for a distance of twelve (12) feet to a point; thence run South and parallel to the East line of said 1/4-1/4 section to a point on the North margin of U.S. Highway No. 280; thence run in a Northeasterly direction along the North margin of said U.S. Highway No. 280 for a distance of twelve (12) feet, more or less, to a point on the North margin of said highway that is 3 feet West of the East line of said 1/4-1/4 section; thence run North and parallel to the East line of said 1/4-1/4 section to a point on the North line of said 1/4-1/4 section and the point of beginning.

ALSO: A perpetual easement for ingress, egress and utilities, across and over the following described lands:

Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run West along the South line of said 1/4-1/4 for 15.0 feet; thence 135 degrees 43 minutes 30 seconds right run 21.48 feet to a point on the East line of said 1/4-1/4 (said point being 15 feet North of the point of beginning); thence 135 degrees 43 minutes 30 seconds right run South 15.0 feet to the point of beginning.

ALSO: A 15 foot easement for egress and ingress the center line of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run North along the West line of said 1/4-1/4 for 7.5 feet to the Point of Beginning; thence 9 degrees 53 minutes right run 89.70 feet; thence 41 degrees 23 minutes right run 277.25 feet; thence 48 degrees 25 minutes left run 120.53 feet; thence 16 degrees 25 minutes right run 153.05 feet; thence 59 degrees 45 minutes right run 184.99 feet; thence 39 degrees 24 minutes right run 163.23 feet; thence 47 degrees 56 minutes left run 45.89 feet to the West line of the above described property and the Point of Ending.

Subject to:

1. Easements to Plantation Pipe Line Company as recorded in Deed Book 252, Page 505, and Deed Book 252, Page 211, in the Probate Office of Shelby County, Alabama.
2. Right of way easement to South Central Bell Telephone Company as recorded in Deed Book 312, Page 468, in the Probate Office of Shelby County, Alabama.
3. Rights of other parties in and to the use of easements described hereinabove.
4. Easement to Level 3 recorded as Instrument #1999-38894.

\$258,500.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

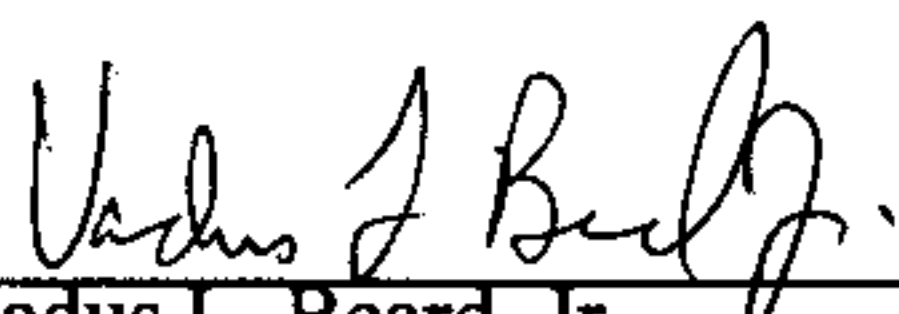
Vadus L. Beard, Jr. is the surviving grantee in those certain deeds recorded in Real Book 156, Page 109, and Real Book 156, Page 117, in the Probate Office of Shelby County, Alabama. The other grantee, Mary T. Beard, is deceased, having died November 20, 2000.

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.

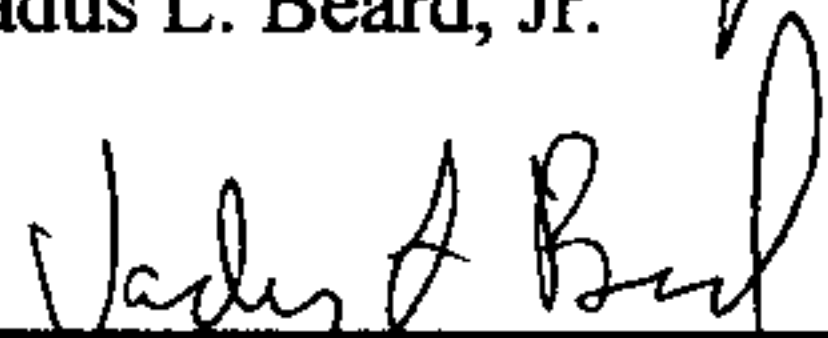
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all

persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
11th day of January, 2002.



Vadus L. Beard, Jr.



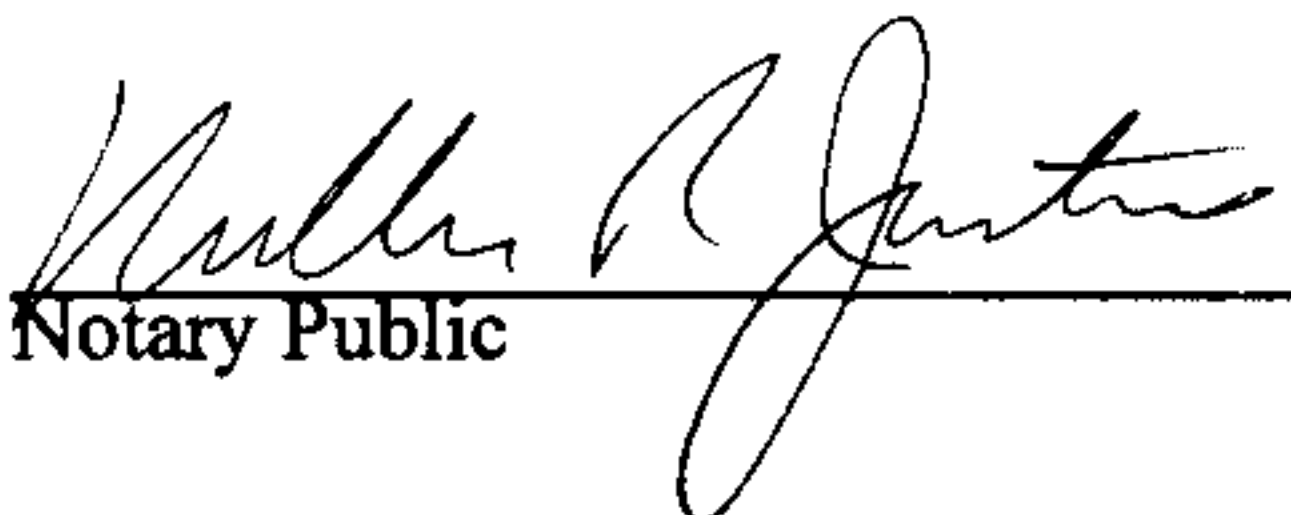
Vadus L. Beard, Trustee under the Mary T.
Beard Family Trust, dated August 30, 2000

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Vadus L. Beard, Jr., whose name 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, he
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2002.



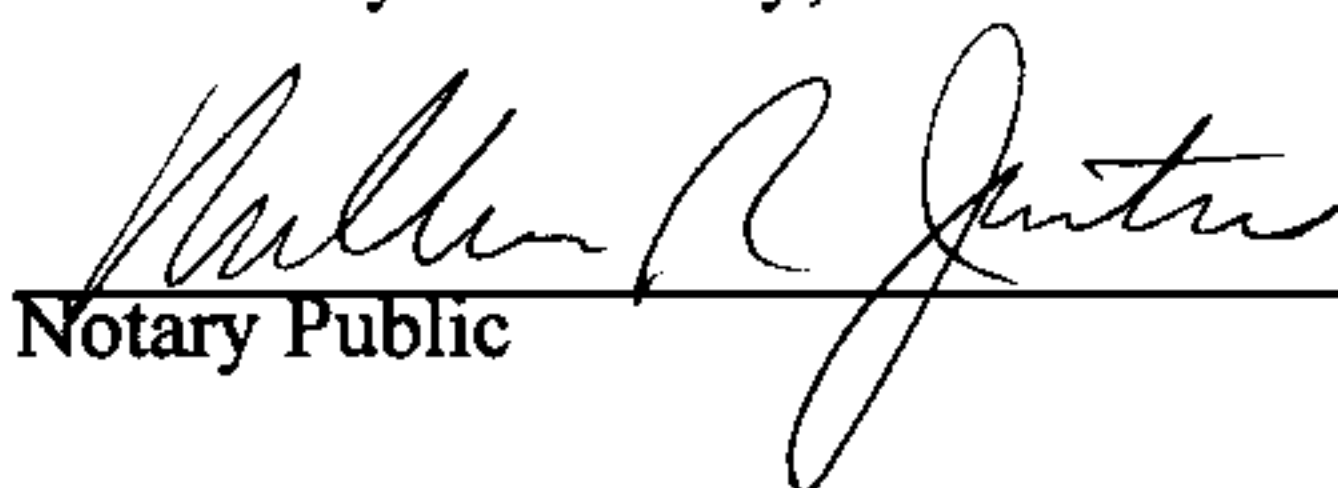
Notary Public

STATE OF ALABAMA

COUNTY OF SHELBY Trustee Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Vadus L. Beard, whose name as Trustee under the Mary T. Beard Family Trust, dated August 30,
2000, 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, he, in his capacity as such trustee
and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of January, 2002.



Notary Public

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