

STATE OF ALABAMA :

COUNTY OF SHELBY:

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 28th day of June, 2002, by and between ROBERT D. BEAN, an unmarried person, as Grantor; and KEVIN O. BRAND, as Grantee;

WITNESSETH:

For and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND, NINE HUNDRED AND NO/100 (\$120,900.00) DOLLARS, cash, in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, the Grantor has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto the Grantee, together with every contingent remainder and right of reversion, the following described property situated, lying and being in the County of Shelby and State of Alabama, to-wit:

Lot 49, according to the survey of Southern Hills, as recorded in Map Book 7, page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD, to the Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

The Grantor covenants and agrees with the Grantee that he is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

to sell and convey the same in fee simple; that the property is free from encumbrances, and that the Grantor will forever warrant and defend the title to the same and the possession thereof unto the Grantee, his heirs and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the day, month and year first hereinabove written.

Robert D. Bean (SEAL)
Robert D. Bean

STATE OF ALABAMA :
COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Robert D. Bean, 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 SEAL on this the 28th day of June, 2002.

(SEAL)

Notary Public H. W. Cr
My Commission Expires: 3/1/04

This Instrument Was Prepared By:

Harry Gamble, III
Attorney at Law
4290 Hwy 52, Suite G
Helena, Alabama 35080

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEE'S ADDRESS:
536 Southern Hills Drive
Calera, AL 35040.