


SEND TAX NOTICE TO:

(Name) Aaron M. Margene
164 Lake Terrace
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216


20021205000608610 Pg 1/1 17.50
Shelby Cnty Judge of Probate, AL
12/05/2002 15:38:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-three thousand nine hundred and no/100 DOLLARS
(\$123,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Bradford Beard and his wife Jill Beard

(herein referred to as grantors) do grant, bargain, sell and convey unto

Aaron M. Margene and Jody E. Margene

(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 17, according to the Survey of Lake Terrace, a Resurvey of Lot 15, Lake Lane, First Sector, said Resurvey being recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT any portion of property lying within the bed of Lake or Creek.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$117,705.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2 day of December, 2002.

WITNESS:

_____ (Seal)	<u>William Bradford Beard</u> (Seal)
_____ (Seal)	<u>WILLIAM BRADFORD BEARD</u> (Seal)
_____ (Seal)	<u>Jill Beard</u> (Seal)
	<u>JILL BEARD</u> (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Bradford Beard and his wife Jill Beard whose name s are 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of December, 2002 A. D.,

My commission expires: 9/13/04

James A. Clyde
Notary Public.