

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Mark Beddingfield and
Susan C. Beddingfield
1921 County Road 95
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three hundred seventy thousand and no/100 (\$370,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Rebecca A. Rose, a widowed woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mark Beddingfield and Susan C. Beddingfield** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Rebecca A. Rose is the surviving grantee in that certain deed recorded in Real Record 234, Page 760, in the Probate Office of Shelby County, Alabama; the other grantee, Michael W. Rose, having died on or about December 7, 2000.

Mineral and mining rights excepted.

\$296,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

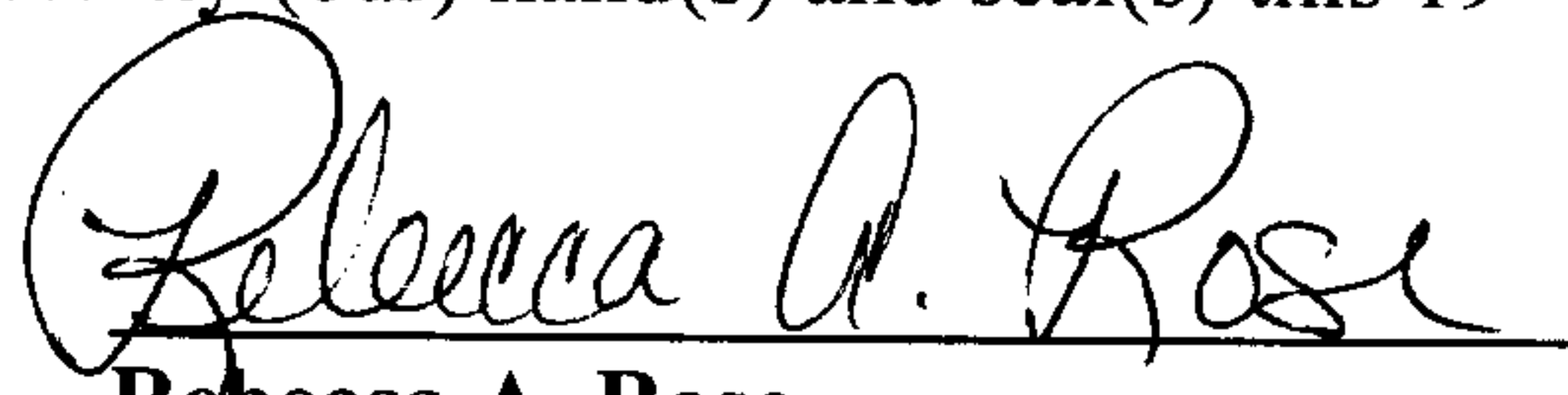
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 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 19th day of December, 2002.

Witness

 (Seal)
Rebecca A. Rose

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Rebecca A. Rose, a widowed woman**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2002.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 3 West, being the same land described in deeds to Michael and Rebecca Rose, recorded in Real Book 234, at Page 760, and Instrument Number 1998-06551, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of said Section 22; thence North 26 degrees 42 minutes 58 seconds West a distance of 310.60 feet to a point on the West right of way of County Highway No. 95; thence along a curve, to the left, in said right of way, having a radius of 2834.79 feet and a chord bearing of North 12 degrees 40 minutes 42 seconds West, and arc length of 144.11 feet to a point; thence North 25 degrees 29 minutes 36 seconds West along said right of way, a distance of 50.77 feet to a point; thence along a curve to the left in said right of way, having a radius of 2814.79 feet and a chord bearing of North 27 degrees 05 minutes 57 seconds West, and arc length of 150.00 feet to a point; thence North 06 degrees 51 minutes 11 seconds West along said right of way, a distance of 51.50 feet to a point; thence along a curve, to the left, in said right of way, having a radius of 2824.79 feet and a chord bearing of North 19 degrees 00 minutes 58 seconds West, and arc length of 44.87 feet to a 1/2-inch rebar, found at the point of beginning; thence along a curve to the left, in said right of way having a radius of 2824.79 feet and a chord bearing of North 20 degrees 15 minutes 05 seconds West, and arc length of 76.93 feet to a point; thence North 21 degrees 01 minutes 54 seconds West along said right of way, a distance of 80.27 feet to a 1/2-inch rebar found; thence North 88 degrees 34 minutes 02 seconds West a distance of 511.19 feet to a 1/2-inch rebar, with a cap stamped "RPLS 12362", found; thence North 88 degrees 32 minutes 45 seconds West a distance of 156.84 feet to a 1/2-inch crimped iron pipe, found; thence South 01 degrees 25 minutes 35 seconds West a distance of 113.00 feet to a 1/2-inch rebar, with a cap stamped "S Wheeler CA 0502", found; thence South 45 degrees 17 minutes 10 East, a distance of 215.34 feet to a 3/4-inch rebar, found; thence North 89 degrees 55 minutes 48 seconds East a distance of 316.32 feet to a 1/2-inch rebar, with a cap stamped "RPLS 12362" found; thence along a curve, to the left, having a radius of 430.57 feet and a chord bearing of North 77 degrees 40 minutes 46 seconds East, and arc length of 184.12 feet to a 1/2-inch rebar set, with a cap stamped "S Wheeler CA 0502"; thence North 65 degrees 42 minutes 37 seconds East, a distance of 71.79 feet to a PK nail, set in an asphalt drive; thence North 21 degrees 56 minutes 40 seconds East a distance of 34.19 feet to the point of beginning.

EASEMENT:

Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West; run thence North 23 degrees 32 minutes West for 310.6 feet; run thence North 88 degrees 30 minutes 21 seconds West for 322.91 feet; run thence North 01 degrees 29 minutes 39 seconds East for 230.33 feet to the point of beginning; continue North 01 degrees 29 minutes 39 seconds East for 87.84 feet; run thence in a Northeasterly direction along a curve to the left having a chord of North 73 degrees 59 minutes 04 seconds East for 127.66 feet, a radius of 430.57 feet, for an arc distance of 128.13 feet; run thence North 65 degrees 27 minutes 34 seconds for 71.71 feet; run thence North 22 degrees 59 minutes 57 seconds East for 33.75 feet to the West right of way of County Road #95; run thence in a Southeasterly direction along said right of way and a curve to the right having a chord of South 19 degrees 00 minutes 40 seconds East for 44.35 feet, a radius of 2824.79 feet, for an arc distance of 44.35 feet; run thence South 06 degrees 51 minutes 11 seconds East along said right of way for 51.50 feet; run thence in a Southeasterly direction along said right of way and curve to the right having a chord of South 17 degrees 21 minutes 08 seconds East for 17.93 feet, a radius of 2814.79 feet, for an arc distance of 17.93 feet; run thence North 65 degrees 51 minutes 20 seconds West for 37.56 feet; run thence South 65 degrees 27 minutes 34 seconds West for 214.45 feet to the point of beginning.