

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of EIGHT HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS(\$897500.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **SIMS R. BEAVERS and spouse ANN T. BEAVERS**(GRANTORS) do grant, bargain, sell and convey unto **WALTER D. JOHNSON and DARLENE L. THOMPSON**(GRANTEEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

PARCEL I:

THE SE ¼ OF THE SW ¼ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 2 EAST, IN SHELBY COUNTY, ALABAMA.

PARCEL II

ALL OF THE NE ¼ OF THE SW ¼ AND THE NW ¼ OF THE SE ¼ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 2 EAST LYING SOUTH AND WEST OF CHANCELLOR'S FERRY ROAD, IN SHELBY COUNTY, ALABAMA

Subject to:

1. Advalorem Taxes due October 1, 2003.
2. Right of Way granted South Central Bell Telephone Company in Book 345, Page 564.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 325, Page 546. (Parcel I)
4. Minerals and mining rights not owned by Grantors.

TO HAVE AND TO HOLD unto the said GRANTEEES 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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 21 day of MAY, 2003.


SEAL
SIMS R. BEAVERS


SEAL
ANN T. BEAVERS

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that **SIMS R. BEAVERS and spouse ANN T. BEAVERS** whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 21 day of MAY, 2003.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
WALTER D. JOHNSON
DARLENE L. THOMPSON
495 SUN VALLEY ROAD
BIRMINGHAM, AL 35078