

**SEND TAX NOTICE TO:**  
Brenda B. Lauminick  
1027 1st Avenue, North  
Alabaster, Alabama 35007

This instrument was prepared by  
**Joe Somma**  
Attorney at Law  
300 Office Park Drive, Ste 230  
Birmingham, Alabama 35223

**WARRANTY DEED**

**STATE OF Alabama**

**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Seventy Nine Thousand Nine Hundred Ninety Five dollars & no cents (\$79,995.00)**  
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,  
**Charles Edward Bean and Diann B. Bean, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain,  
sell and convey unto **Brenda B. Lauminick, an unmarried woman** (herein referred to as grantee, whether one or more), the  
following described real estate, situated in **Shelby County, Alabama**, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3  
WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE S 89° 29' 19" E ALONG THE NORTH LINE  
OF SAID SECTION 2 A DISTANCE OF 455.00' TO A POINT ON THE SOUTHERLY MARGIN OF FIRST  
AVENUE NORTHWEST; THENCE RUN N 70° 51' 37" W ALONG SAID MARGIN OF SAID STREET A  
DISTANCE OF 29.56' TO A REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY  
BEING DESCRIBED; THENCE RUN N 67° 37' 56" W ALONG SAID SAME MARGIN OF SAID SAME  
STREET A DISTANCE OF 107.07' TO A FOUND REBAR CORNER; THENCE RUN S 01° 56' 21" W  
ALONG THE EAST LINE OF AN EXISTING ALLEYWAY A DISTANCE OF 148.00' TO A SET REBAR  
CORNER; THENCE RUN S 69° 04' 14" E A DISTANCE OF 68.43' TO A SET REBAR CORNER; THENCE  
RUN N 16° 56' 52" E A DISTANCE OF 137.59' TO THE POINT OF BEGINNING.  
SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2003 and subsequent years. (2) Easements, restrictions, reservations,  
rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$75,905.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded  
simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this October 10, 2003

Charles Edward Bean (Seal)  
Charles Edward Bean  
Diann B. Bean (Seal)  
Diann B. Bean

**STATE OF ALABAMA**

**General Acknowledgment**

**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles Edward Bean  
and Diann B. Bean, husband and wife** 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 the conveyance they have executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2003.

Naomi Vernon  
Notary Public.

(Seal)

5/28/09

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