

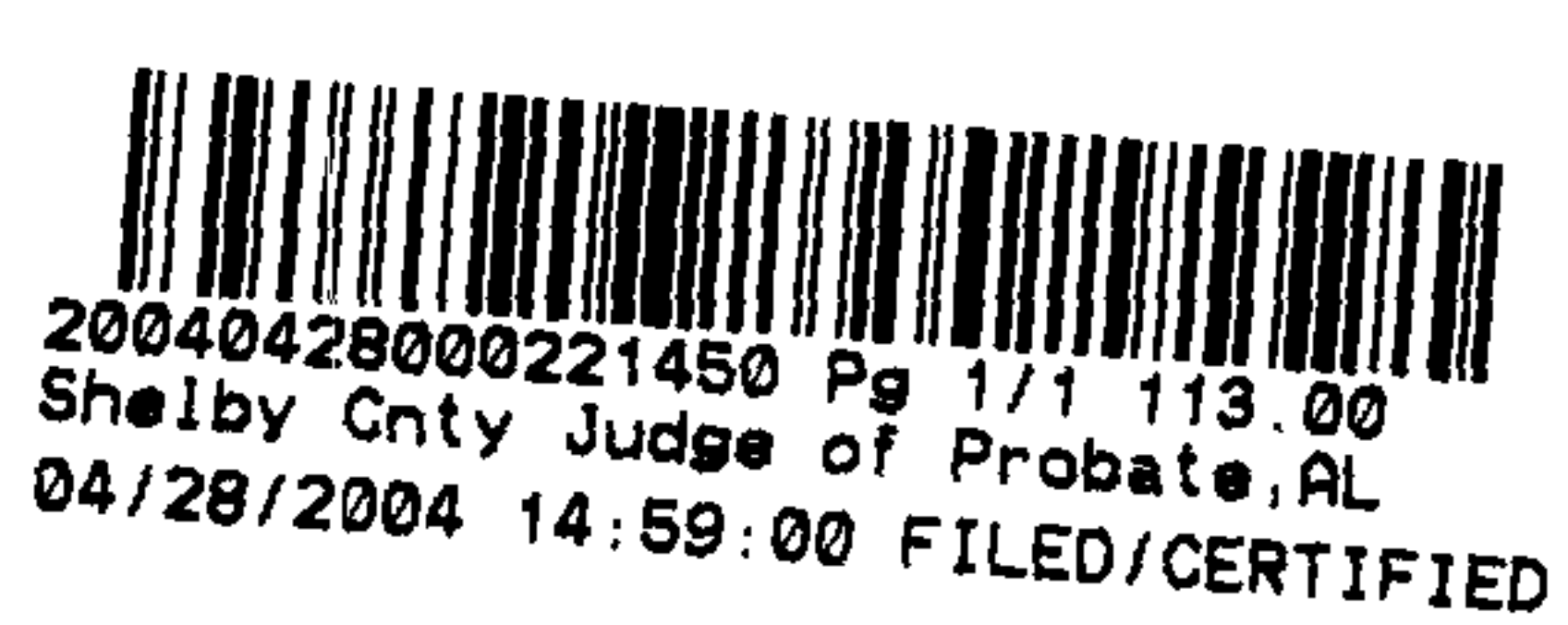
404524

This instrument was prepared by

Daniel P. Rosser
Attorney at Law
P.O. Box 59501
Birmingham, AL 35259

SEND TAX NOTICE TO:

Scott D. Beeton
Paula J. Beeton
2908 Jimmie Lane
Birmingham, AL 35243



WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWO THOUSAND AND NO/100'S (\$102,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES A. GAY III AND CANDACE RAINES GAY, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SCOTT D. BEETON AND PAULA J. BEETON (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 9, ACCORDING TO THE SURVEY OF SCOTTSDALE, SECOND ADDITION, AS RECORD IN MAP BOOK 7, PAGE 118 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

NOTE: CANDACE RAINES GAY AND CANDACE R. GAY ARE ONE AND THE SAME PERSON.

\$00.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 1117 HENRY DRIVE, ALABASTER, Alabama, JEFFERSON County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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), JAMES A. GAY III AND CANDACE RAINES GAY, have hereunto set my (our) hand(s) and seal(s) this 26TH day of APRIL, 2004.

[Signature] (SEAL)
JAMES A. GAY III
[Signature] (SEAL)
CANDACE RAINES GAY

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JAMES A. GAY III AND CANDACE RAINES GAY whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26TH day of APRIL, 2004
[Signature]
Notary Public
My commission expires: _____

