



20040726000412920 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
07/26/2004 12:28:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDR
Jason A. Johnston
42 Oak Trail
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of The Thousand and 00/100 (\$10,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lisa L. Beard and Jeff L. Beard, wife and husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jason A. Johnston, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

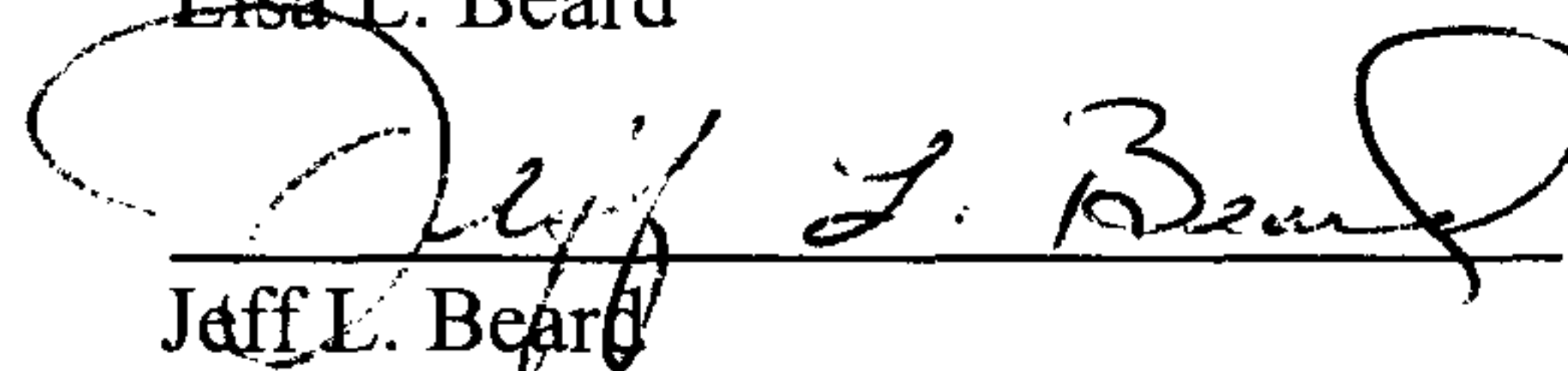
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of June, 2004.



Lisa L. Beard



Jeff L. Beard

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa L. Beard and Jeff L. Beard, wife and husband 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of June, 2004.



NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 13, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

A parcel of land in the N.W.1/4 of the N.E.1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:
Commence at the southwest corner of said 1/4-1/4 section,
Thence run North along the West 1/4-1/4 line 120.00 feet,
Thence turn Right 89 deg. 59 min. 28 sec. and run East 81.51 feet,
Thence turn Left 89 deg. 51 min. 53 sec. and run North 123.71 feet to the POINT OF BEGINNING;
Thence continue last course 15.00 feet,
Thence turn Left 90 deg. 00 min. 00 sec. and run West 44.25 feet,
Thence turn Left 46 deg. 57 min. 56 sec. and run Southwest 10.99 feet,
Thence turn Left 90 deg. 00 min. 00 sec. and run Southeast 10.21 feet,
Thence turn Left 43 deg. 23 min. 04 sec. and run East 44.29 feet to THE POINT OF BEGINNING.

JB
JB