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20040924000529590 Pg 1/2 45.00  
Shelby Cnty Judge of Probate, AL  
09/24/2004 14:57:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

IKE L. BEASLEY  
181 ST. CHARLES PLACE  
HELENA, ALABAMA 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS and 00/100 (\$155,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RONALD SCOTT, A MARRIED MAN\*\*\* (herein referred to as GRANTORS) do grant, bargain, sell and convey unto IKE L. BEASLEY and HAROLYN L. BEASLEY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 18, according to the Survey of St. Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of SHELBY County, ALABAMA.

\*\*\* SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE\*\*\*  
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RIGHTS OF PARTIES IN POSSESSION.
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
4. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW NOT SHOWN BY THE PUBLIC RECORDS.
5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
6. TAXES OR SPECIAL ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
7. EASEMENT(S), BUILDING LINE(S) AND RESTRICTIONS AS SHOWN ON RECORDED MAP.



8. RESTRICTS APPEARING OF RECORD IN INST. NO. 1995-20548. NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITIONS, OR RESTRICTIONS BASED ON RACE, COLOR, SEX, RELIGION, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SECTION 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE AND FEDERAL LAW (B) IS EXEMPT UNDER 42 U.S.C. SECTION 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
9. TITLE TO ALL MINERALS WITH AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$124,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES 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, 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 the 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RONALD SCOTT, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of September, 2004.

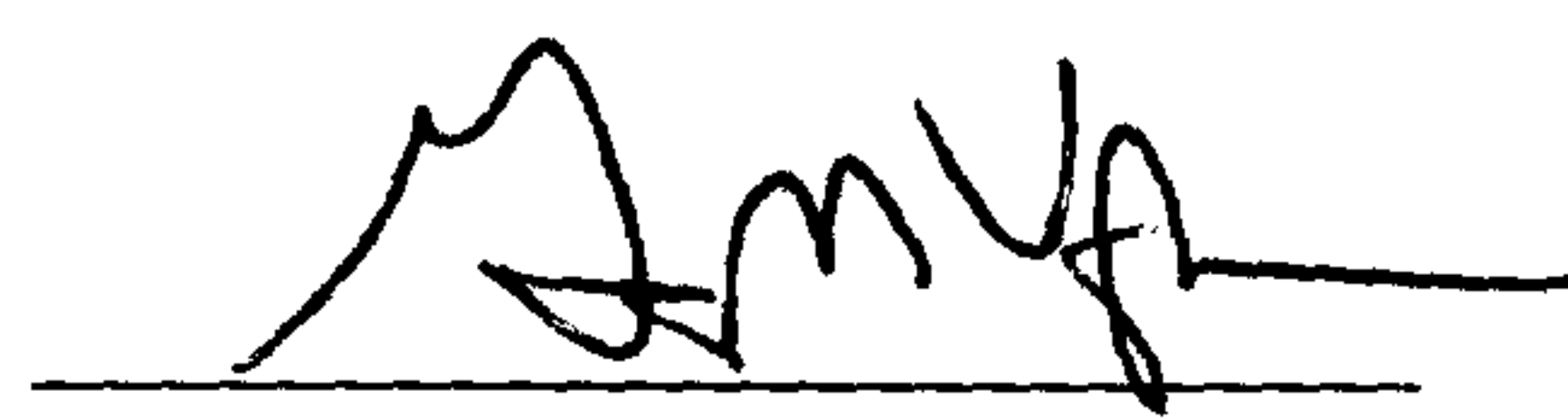
  
RONALD SCOTT

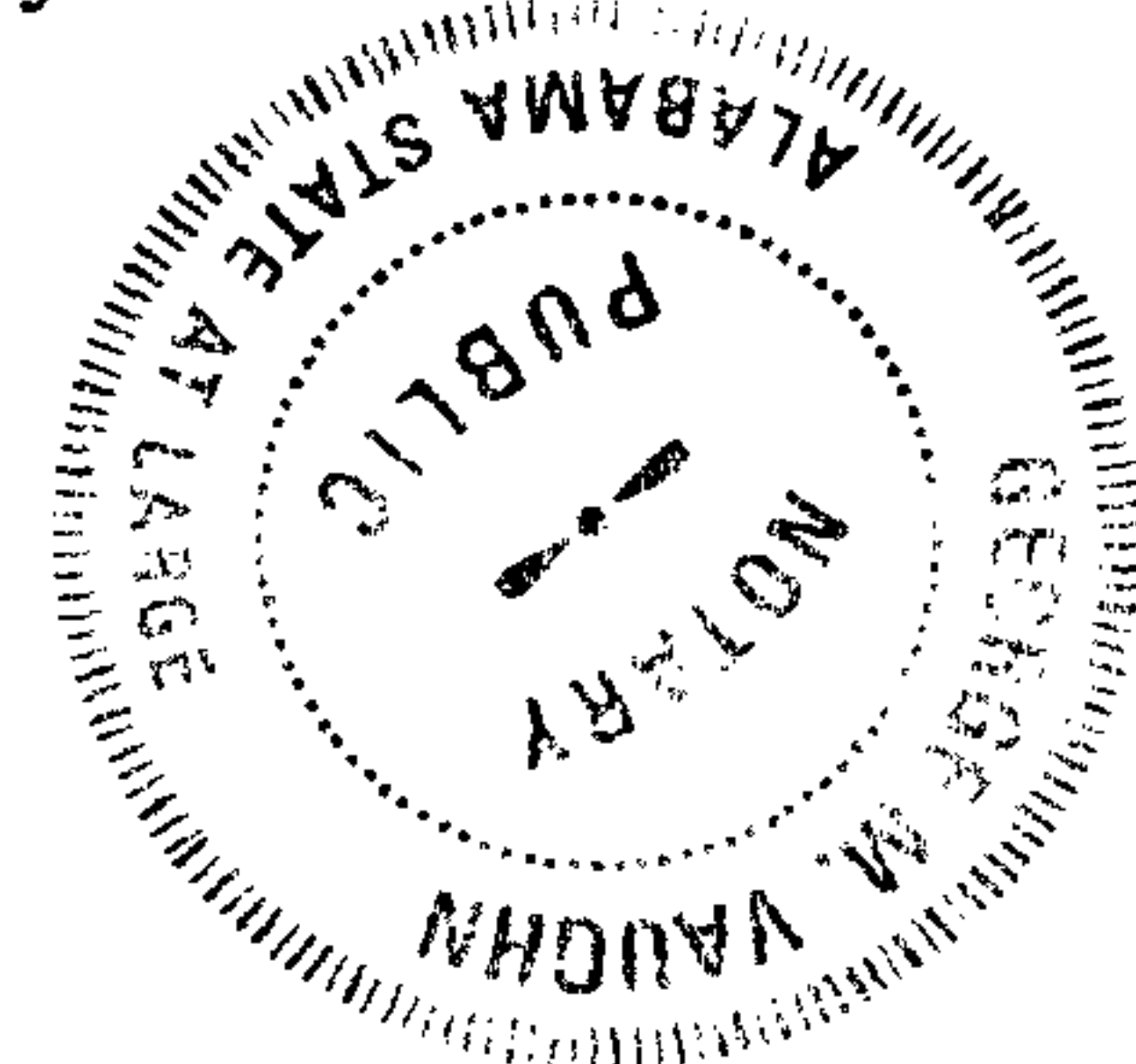
STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONALD SCOTT, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 3rd day of September, 2004.

  
\_\_\_\_\_  
Notary Public



My commission expires: 9 29 06