

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
1507 Highway 57
Vincent, AL 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Thousand and no/100 DOLLARS (\$60,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Robert Beatty as personal representative of the Estate of Billy Beatty, deceased, and Robert Beatty, individually, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Jason Parker and Christy Parker (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

PARCEL II:

Commence at the Southwest corner of the NE ¼ of the NE 1/4 of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, and run thence North 88 degrees 34 minutes 49 seconds East along the South line of said quarter-quarter 1,250.73 feet to a found rebar corner on the westerly margin of Shelby County Highway No. 57; thence run North 34 degrees 20 minutes 31 seconds East along said margin of said Highway 110.00 feet to a set rebar corner and the point of beginning of the property, Parcel II, being described; thence run North 66 degrees 48 minutes 35 seconds West 250.00 feet to a set rebar corner; thence run South 85 degrees 17 minutes 25 seconds West 110.00 feet to a set rebar corner; thence run North 03 degrees 35 minutes 21 seconds West 178.82 feet to a set rebar corner; thence run North 85 degrees 17 minutes 25 seconds East a distance of 238.98 feet to a found rebar corner; thence run South 62 degrees 07 minutes 03 seconds East a distance of 256.67 feet to a set rebar corner on the westerly margin of Shelby County Highway No. 57; thence run South 34 degrees 20 minutes 31 seconds West along said margin of said Highway a distance of 202.83 feet to the point of beginning; being situated in Shelby County, Alabama.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.


\$51,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

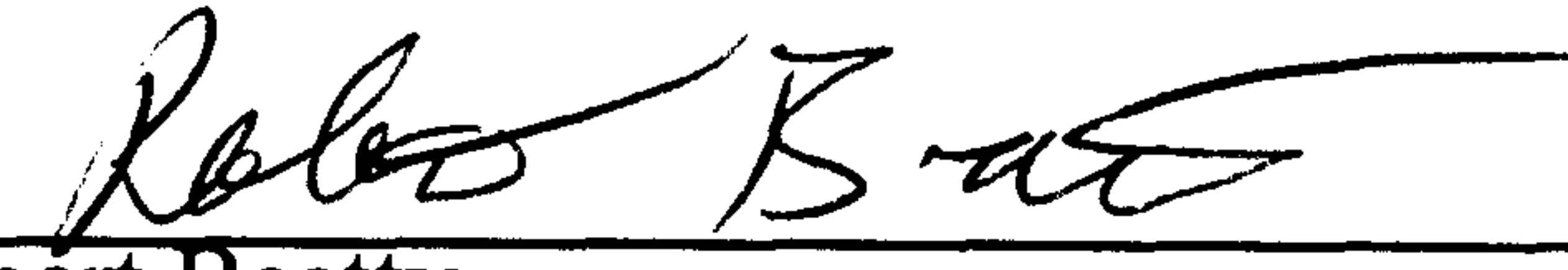
JNB SC/Real Est

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 22nd day of March, 2005.


Robert Beatty as personal representative of the
Estate of Billy Beatty, deceased


Robert Beatty


STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Beatty as personal representative of the Estate of Billy Beatty, deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2005.


Notary Public



20050322000129510 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/22/2005 04:12:30PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Beatty, unmarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2005.

Shelby County, AL 03/22/2005
State of Alabama

Deed Tax: \$9.00



Notary Public

