

This instrument was prepared by:

Mike T. Atchison
P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND and NO/00 (\$127,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

CAROL LACEY ALSTON, A SINGLE WOMAN

grant, bargain, sell and convey unto,

JOSHUA C BEANE

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$125,000.00 of the above-recited consideration was paid from a first mortgage 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28TH day of July, 2005

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

CAROL LACEY ALSTON

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of July, 2005.

Notary Public

My Commission Expires: 10-16-08

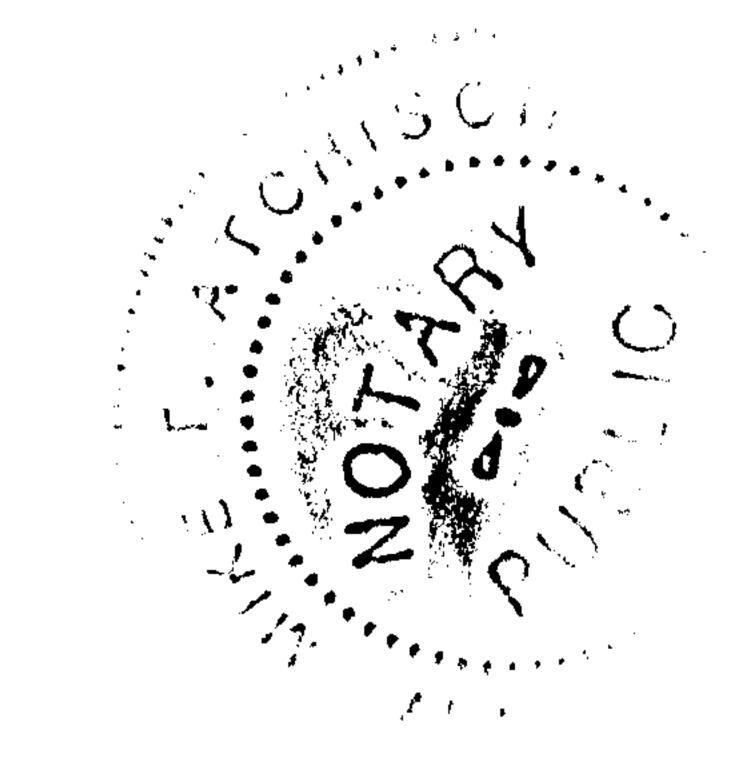


EXHIBIT "A" LEGAL DESCRIPTION

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West; thence South 89 degrees 49 minutes 09 seconds west along the South line of said 1/4-1/4 Section a distance of 213.15 feet to the point of beginning; thence continue along the last described course a distance of 421.62 feet; thence North 25 degrees 48 minutes 09 seconds East a distance of 188.44 feet to the Southerly right of way of Shelby County Highway 78 (Mooney Road); thence South 63 degrees 29 minutes 37 seconds East along said right of way a distance of 379.02 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 26, 2001.

20050801000383600 2/2 \$16.00

Shelby Cnty Judge of Probate, AL 08/01/2005 08:23:15AM FILED/CERT

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Shelby County, AL 08/01/2005 State of Alabama Deed Tax:\$2.00

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