



2006012000033490 1/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
01/20/2006 01:17:30PM FILED/CERT

This Instrument Was Prepared By:  
John or Jim Holliman  
2491 Pelham Pkwy  
Pelham, Al 35124

Shelby County, AL 01/20/2006  
State of Alabama

Deed Tax: \$13.50

\$135,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Charles M. Fox and Lois A. Fox, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Walter B. Beard, married, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 7, Block 1, according to Willow Glen as recorded in Map Book 7, Page 101, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$121,500.00 was paid from first mortgage recorded herewith.

Grantee's address: 418 Meadowlark Pl  
Alab, AL, Alabama 35007

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
on this the 27th day of JANUARY, 2006.

Charles M. Fox  
Charles M. Fox

Lois A. Fox  
Lois A. Fox

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Charles M. Fox, husband,  
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 the 27th day of  
JANUARY, 2006.

[Signature]  
Notary Public

My Commission Expires:  
05/29/06

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Lois A. Fox, wife, 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, she executed the same voluntarily on  
the day the same bears date.

Given under my hand and official seal this the 6th day of  
JANUARY, 2006.

Michael Howard Cloth  
Notary Public

My Commission Expires:  
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**MY COMMISSION EXPIRES MARCH 5, 2007**

**HOLLIMAN & SHOCKLEY**  
ATTORNEYS AT LAW  
2491 PELHAM PARKWAY  
PELHAM, ALABAMA 35124