

This instrument was prepared by:
L. Brooks Burdette
113 Glenn Ave.
Trussville AL 35173

Send Tax Notice To: Mark Cheatwood
149 Pin Oak Dr.
Chelsea, AL 35043

800
300
300
53
6400

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

20060323000137590 1/1 \$65.00
Shelby Cnty Judge of Probate, AL
03/23/2006 02:22:12PM FILED/CERT

That in consideration of **Two Hundred Sixty Four Thousand Five Hundred Dollars and Zero Cents (\$264,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **David J. Beaucar, and wife Deborah B. Beaucar formerly known as Deborah B. Foster** (herein referred to as grantors) do grant, bargain, sell and convey unto **Marcus Cheatwood and wife, Julie Cheatwood** (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 242, according to the Survey of Yellow leaf Ridge Estates, Second Sector, as recorded in Map Book 21, page 93 A, B & C in the Probate Office of Jefferson County, Alabama.

Shelby County, AL 03/23/2006
State of Alabama

Deed Tax: \$53.00

This instrument is subject to the following:

Ad Valorem taxes for the year 2006 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.

\$211,600.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith. Deborah B. Beaucar and Deborah B. Foster are one and the same.

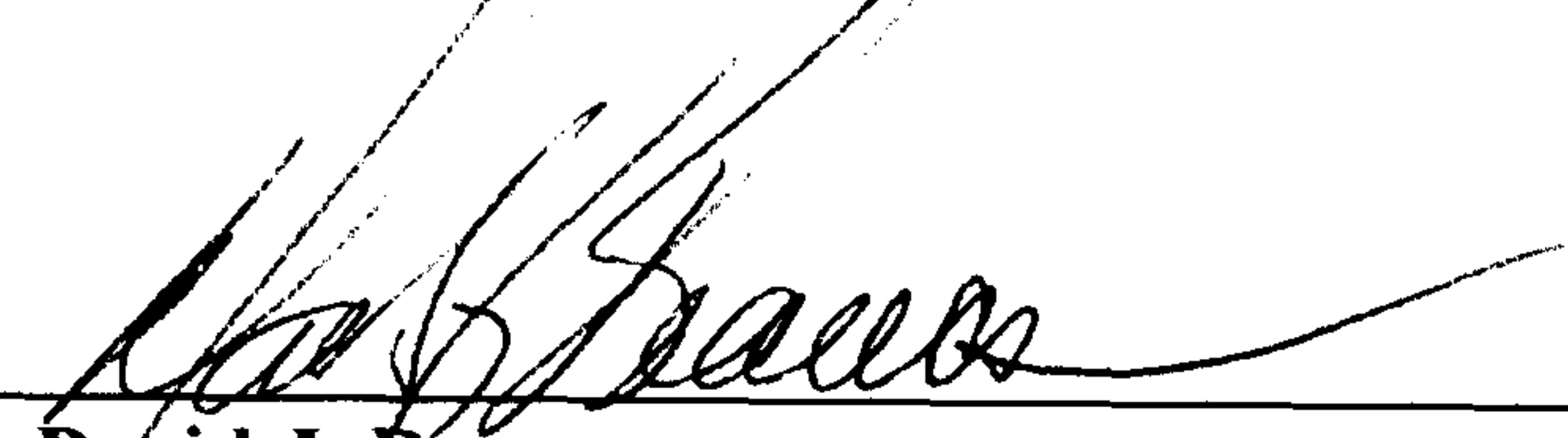
TO HAVE AND TO HOLD, Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals; this 17 day of March, 20 06.

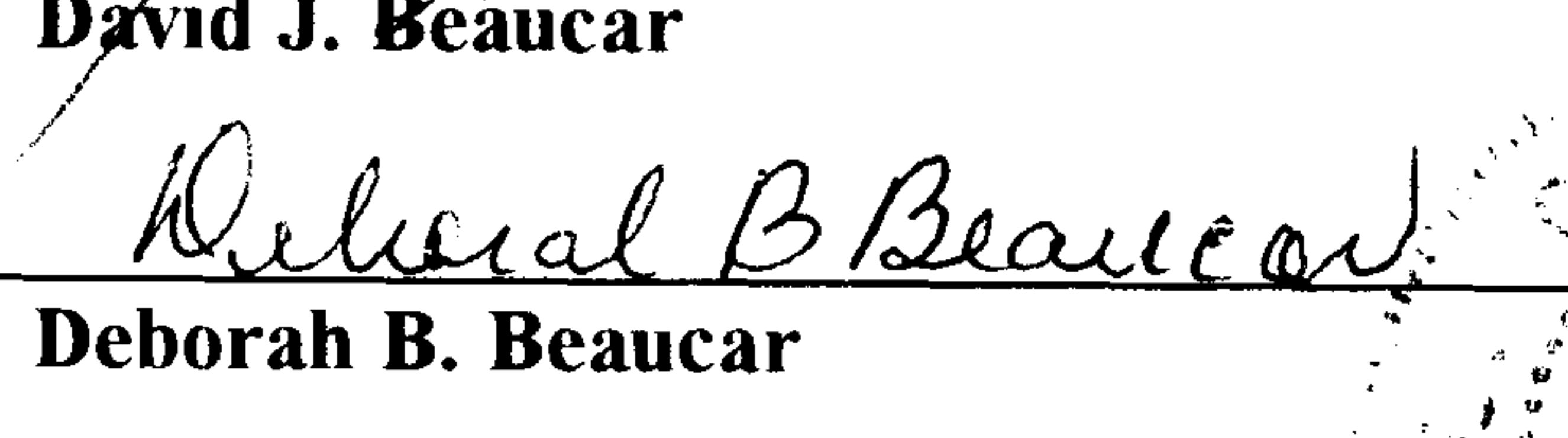
(Seal)

(Seal)


David J. Beaucar

(Seal)

(Seal)


Deborah B. Beaucar

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Henry C. Chee, a Notary Public in and for said County, in said State, hereby certify that **David J. Beaucar, and wife Deborah B. Beaucar formerly known as Deborah B. Foster** 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 17 day of March, 20 06.

MY COMMISSION EXPIRES FEBRUARY 24, 2007

Notary Public


My Commission Expires:

6-163