WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
MICHAEL B. CAREY and MARINA T. CAREY

13275 HIGHWAY 25 CALERA ALABAMA 35040

20061208000597550 1/2 \$25.00 Shelby Cnty Judge of Probate, AL 12/08/2006 03:05:20PM FILED/CERT

THAT IN CONSIDERATION OF One Hundred Nine Thousand and 00/100 DOLLARS (\$109,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HUBERT BEASLEY and LINDA GAIL BEASLEY, A MARRIED COUPLE

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL B. CAREY and MARINA T. CAREY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A"

Subject to Easements, Restrictions and rights of way of record.

\$98,100.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees MICHAEL B. CAREY and MARINA T. CAREY 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE 2006. WITNESS:	_ have hereunto set_	MY/OUR hand(s) and seal(s), this eth day of November,
	(Seal)	Thurst Soul / 3 acres (Sea HUBERT BEASLEY
Shelby County, AL 12/08/2006 State of Alabama	(Seal)	Inda of all Beasley (Seal)
Deed Tax:\$11.00		

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that <u>HUBERT</u>

<u>BEASLEY AND LINDA GAIL BEASLEY, A MARRIED COUPLE</u> whose name(s) <u>is/are</u> signed to the foregoing conveyance, and who <u>is/are</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance <u>THEY</u> executed the same voluntarily on the day the same bears date.

Given upder my hand and official seal this 9th day of November A.D., 20 06.

JERRY E. PARKER

NOTARY PUBLIC

STATE-AT-LARGE

NOTARY PUBLIC

Expires 1-25-07

MY COMMISSION EXPIRES: 1-25-07

72211 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Man Al Title

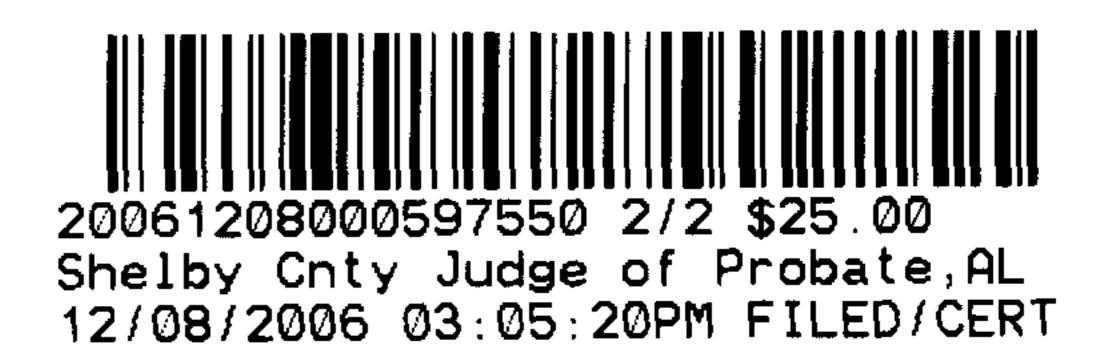


Exhibit "A"

FROM A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25, WHERE THE SAME INTERSECTS THE WEST LINE OF THE NORTHWEST FOURTH OF THE SOUTHEAST FOURTH, SECTION 14, TOWNSHIP 22 SOUTH, RANGE 2, WEST, SHELBY COUNTY, ALABAMA, RUN THENCE NORTH 72 DEGREES 48 MINUTES EAST ALONG SAID LINE OF SAID ROAD FOR 785 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; FROM SAID POINT CONTINUE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 25 TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHERN RAILROAD RIGHT OF WAY; THENCE TURN TO THE LEFT AND RUN NORTHWESTERLY ALONG THE SOUTH BOUNDARY OF SAID RAILROAD RIGHT OF WAY TO THE EAST BOUNDARY LINE OF THE PROPERTY HERETOFORE CONVEYED TO DANNY HILYER, SAID EAST BOUNDARY LINE OF THE DANNY HILYER PROPERTY THE WEST BOUNDARY LINE OF THE PROPERTY HEREIN CONVEYED, RUNNING NORTH 0 DEGREES 57 MINUTES EAST OF THE POINT OF BEGINNING; THENCE TURN LEFT AND RUN SOUTH 0 DEGREES 57 MINUTES WEST ALONG SAID BOUNDARY APPROXIMATELY 409.8 FEET TO THE POINT OF BEGINNING ON HIGHWAY 25.