

This instrument was prepared by
A. Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:

Ryan Beagle
767 Highway 13
Helena, AL 35080

File #0108-08

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Nineteen Thousand Nine Hundred and 00/100 (\$219900) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Triple P Corporation, a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ryan Beagle and Jamie Beagle** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

Lot 5-A, according to the Resurvey of Whispering Pines Farms, as recorded in Map Book 13, Page 131, in the Probate Office of Shelby County, Alabama.

*Not the homestead of the grantor.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2007, which constitutes a lien, but are not yet due and payable until December 31, 2008.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.

\$208905 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/16/2008
State of Alabama

Deed Tax: \$11.00

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by **Milton Pate, President of Triple P Corporation**, a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the **14th** day of **January, 2008**.

 (SEAL)
Milton Pate, President of Triple P Corporation

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Milton Pate, President of Triple P Corporation, a corporation**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2008.



Notary Public

My commission expires

11/29/2011