


This instrument prepared by:  
John H. Henson  
4647-E Highway 280  
Riverhills Shopping Center  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
G. Heidi Beard  
Kenneth W. Beard, Jr.  
1019 Alpine Way  
Pelham, Alabama 35124

  
20091105000414930 1/1 \$25.00  
Shelby Cnty Judge of Probate, AL  
11/05/2009 02:49:44 PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of **Two Hundred Seventy Five Thousand dollars and Zero cents ( \$275,000.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Betty G. McClure, a single woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **G. Heidi Beard and Kenneth W. Beard, Jr. as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 18, according to the Plat of Sector Two, Spring Garden Estates, as recorded Map Book 5, page 12, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

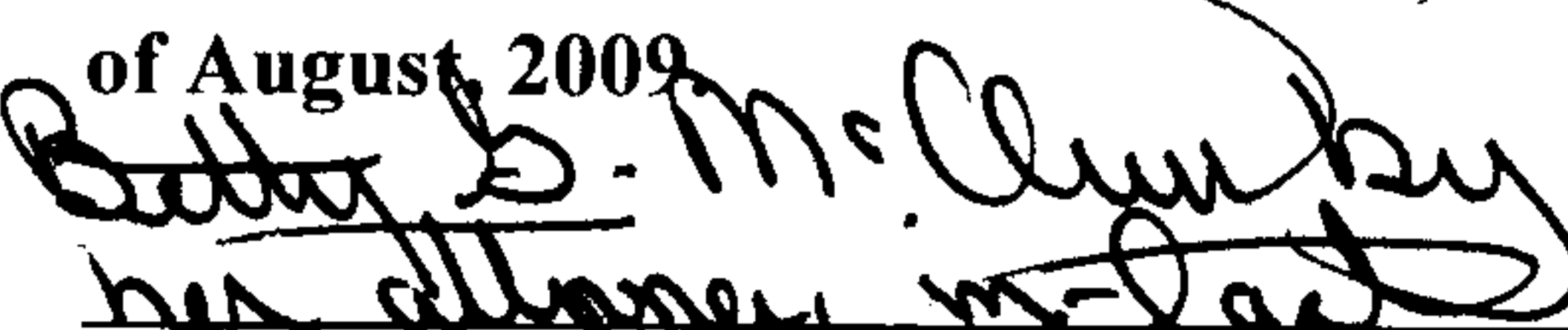
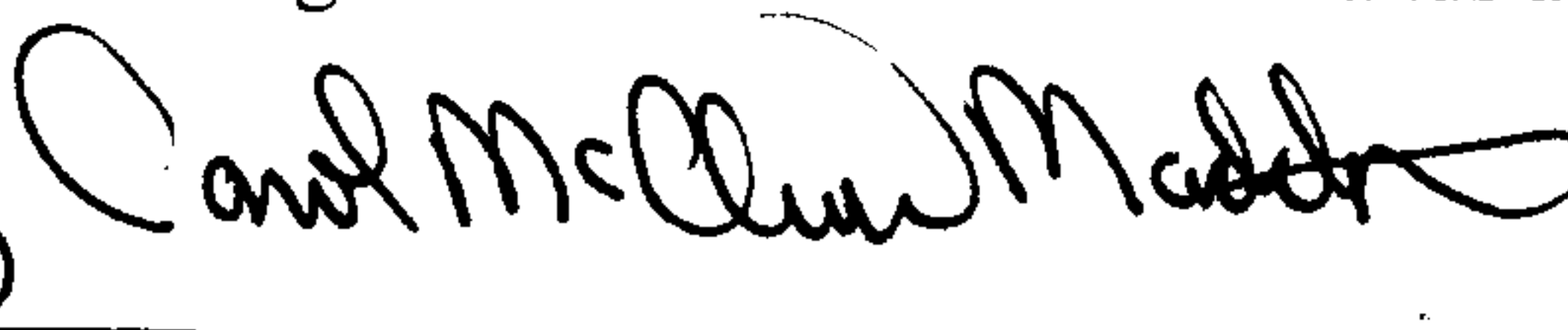
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$261,250.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **14th day** of August, 2009.

  
  
Betty G. McClure by Carol McClure Maddox  
her attorney-in-fact

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Shelby County, AL 11/05/2009  
State of Alabama  
Deed Tax : \$14.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty G. McClure by Carol McClure Maddox her attorney-in-fact** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **14th day of August, 2009**.

Notary Public

FILE NO: 291905

