

This instrument was prepared by:
ANTHONY D. SNABLE, ATTORNEY
2112 11TH AVENUE SOUTH, SUITE 528
BIRMINGHAM, AL 35205

Send Tax Notices to:
MICHAEL S. BEANE
DARLENE N. BEANE
250 NARROWS POINT LANE
BIRMINGHAM, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$173,500.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, JOSEPH HAROLD LUNSFORD, AN UNMARRIED MAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto MICHAEL S. BEANE AND DARLENE N. BEANE, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 94, ACCORDING TO THE FINAL PLAT OF NARROWS POINT, PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WITH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

THIS BEING THE SAME PROPERTY CONVEYED TO JOSEPH HAROLD LUNSFORD BY DEED DATED 1/30/04 AND FILED 2/11/04 IN INSTRUMENT 20040211000072410.

SUBJECT TO:

1. ADVALOREM TAXES FOR THE CURRENT TAX YEAR, 2012.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD.



20120502000151620 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/02/2012 11:30:26 AM FILED/CERT

\$173,500.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID
FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to 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 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 said grantee, 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, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 26TH day of APRIL, 2012.

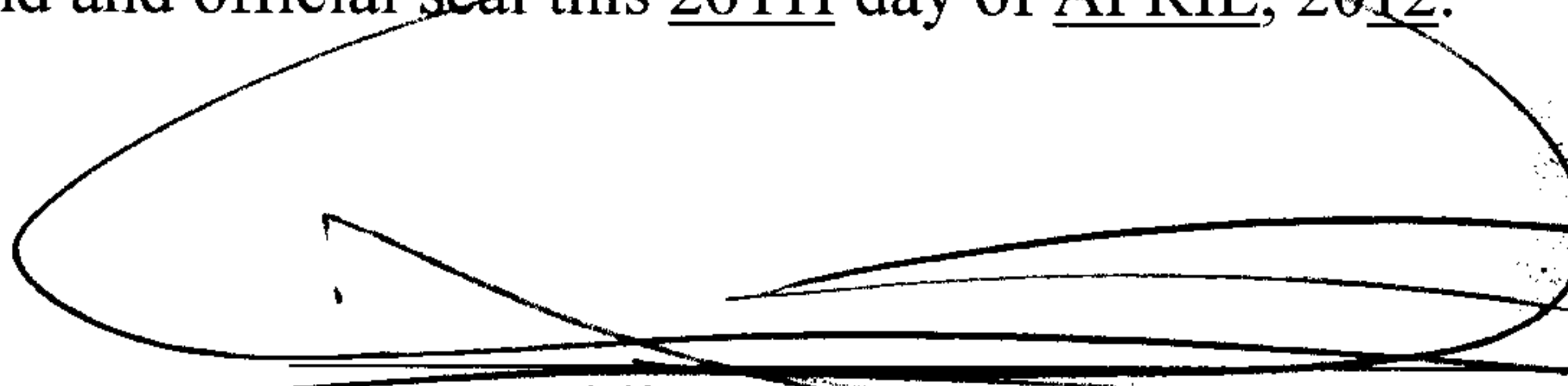
 (SEAL)
JOSEPH HAROLD LUNSFORD

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH HAROLD LUNSFORD, AN UNMARRIED MAN, 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 this 26TH day of APRIL, 2012.


Notary Public - ANTHONY D. SNABLE
My commission expires: 11-10-15

