

STATE OF ALABAMA

COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of Forty Two Thousand and No/100 Dollars (\$42,000.00), the amount of which has been verified by the sales contract between the parties, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DARRELL W. BEASLEY AND TERESA A. BEASLEY, husband and wife**, having an address of 3345 HIGHWAY 22, MONTEVALLO, AL 35115 (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **PHILLIP BRUCE GAMBLE**, having an address of 1530 RANDALL WADE ROAD, HEADLAND, AL 36345 (herein referred to as "Grantees") all of Grantors' interest in and to the following described real estate situated in Montevallo, Shelby County, Alabama, to-wit:

A part of Lot 21, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, particularly described as follows:

Commence at the SW corner of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, as established by Deed 276, Page 839 and Deed 323, Page 748, Shelby County Alabama and run East along the North right of way line of Birmingham Street for a distance of 200.92 feet to point of beginning; thence left 87°39' and run Northerly 175.00 feet; thence right 87°39' and run Easterly 88.43 feet; thence right 92°21' and run Southerly 175.00 feet to a point of intersection with the North right of way line of Birmingham Street; thence right 87°39' and run Westerly 88.43 feet point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **369 BIRMINGHAM STREET, MONTEVALLO, AL 35115**

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HERewith.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that the premises is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal

representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantors.

In Witness Whereof, the said Grantors have set their hands and seals this 12th day of November, 2014.



DARRELL W. BEASLEY

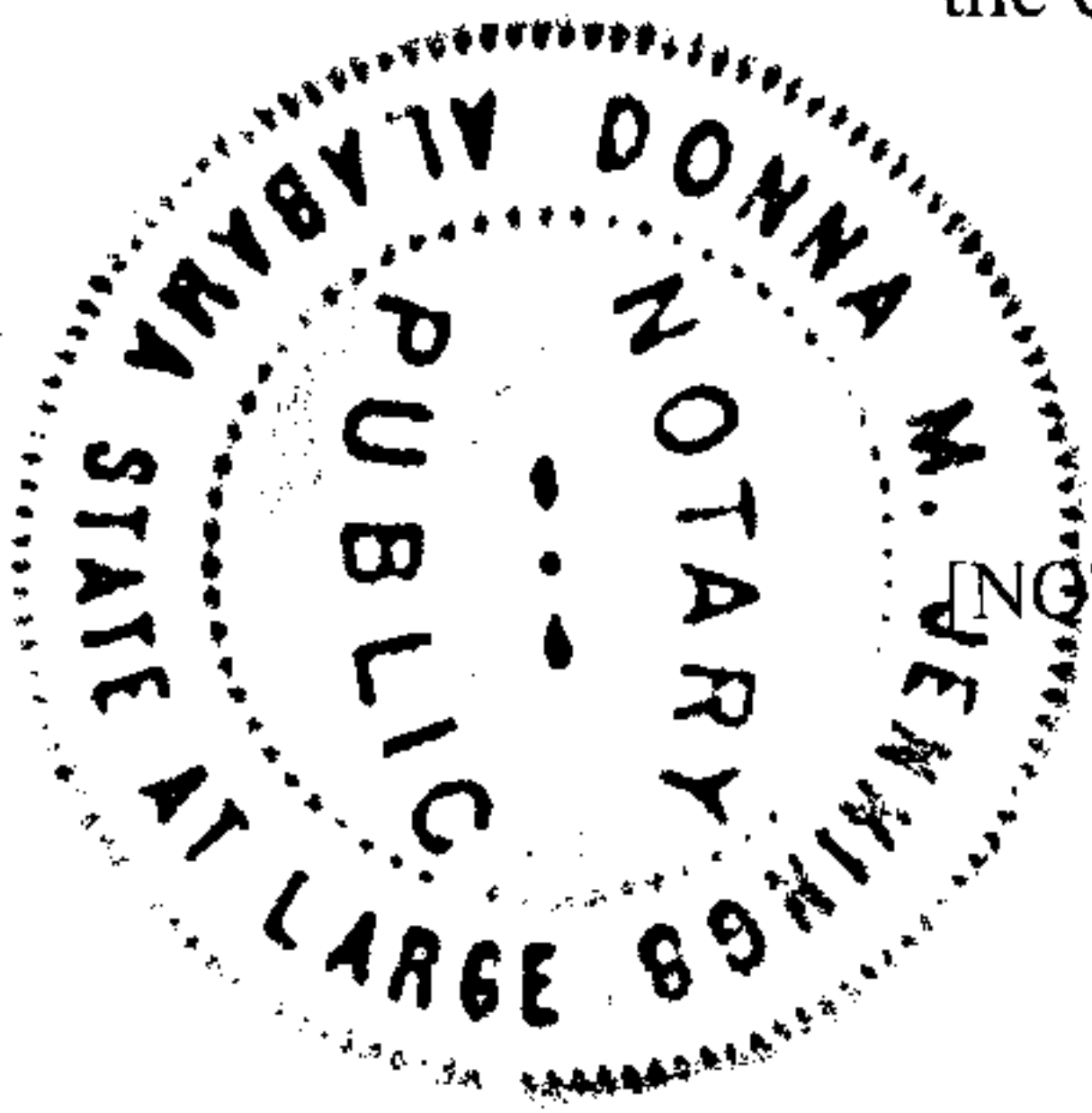


TERESA A. BEASLEY

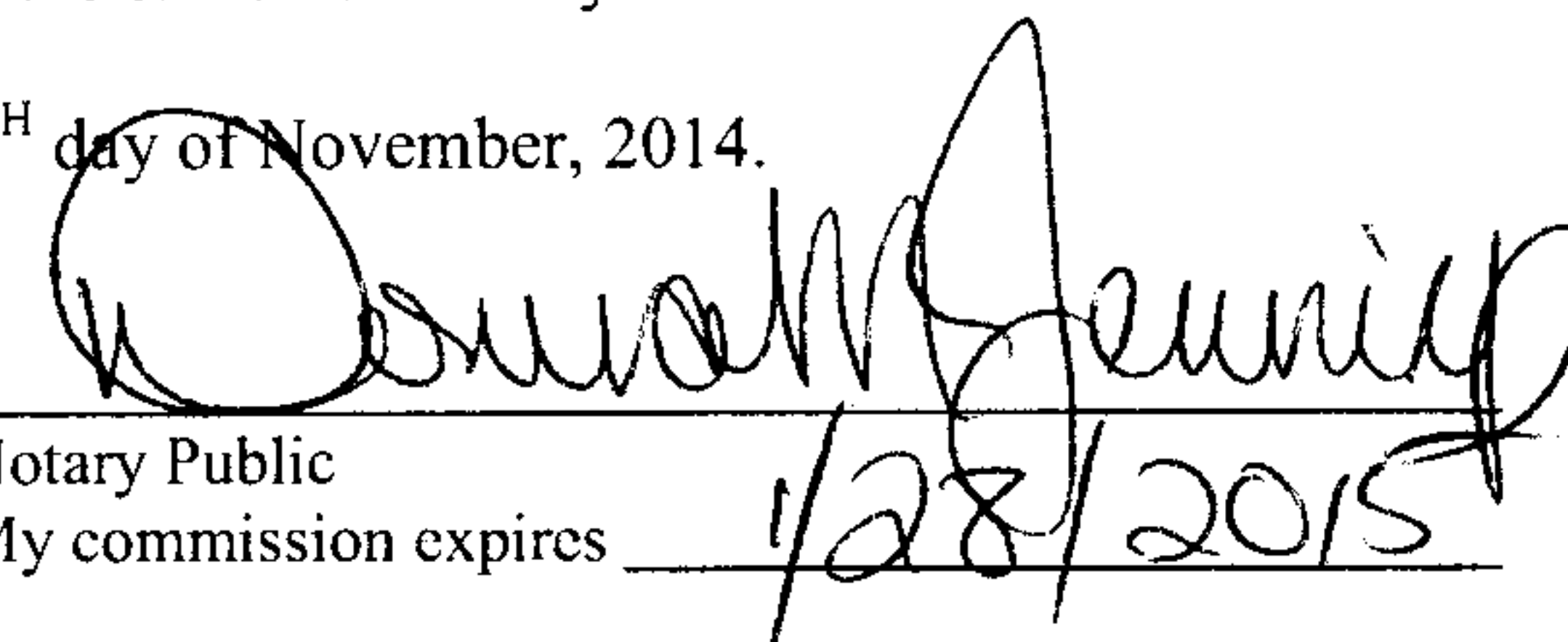
STATE OF ALABAMA
SHELBY COUNTY

I, DONNA M. JENNINGS, a Notary Public in and for said County in said State, hereby certify that DARRELL W. BEASLEY AND TERESA A. BEASLEY are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they executed the same voluntarily.

Given under my hand and seal this 12TH day of November, 2014.



[NOTARY SEAL]



Notary Public
My commission expires 1/28/2015

THIS INSTRUMENT BY:

Donna M. Jennings, The Jennings Law Firm, 205 4th St N, Clanton, AL 35045, 205-602-6110


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Shelby Cnty Judge of Probate, AL
11/24/2014 11:40:40 AM FILED/CERT