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07/20/2020 04:07:02 PM  
DEEDS 1/2

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Robert Lee Beeman II  
Jacqueline Eason Beeman  
110 Highway 13  
Helena, AL 35080

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Ninety Seven Thousand Dollars and No Cents (\$597,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Jennifer B. Stewart and Richard Linn, wife and husband, whose mailing address is:**

10522 COUNTRY RD. 103, MONTONE, AL 35984

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Robert Lee Beeman II and Jacqueline Eason Beeman, whose mailing address is:**

110 Highway 13, Helena, AL 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 110 Highway 13, Helena, AL 35080 to-wit:

Lot 10-7, according to the Re-subdivision of Lots 10, Whispering Pines Farms, a subdivision, according to a map or plat thereof which is on file of record in the office of the Probate Office of Shelby County, Alabama, in Map Book 32, Page 28, reference to which is hereby made in aid of and as a part of this description.

### LESS AND EXCEPT:

A parcel of land located in the Southwest 1/4 of Section 11, Township 21 South, Range 5 West, Shelby County Alabama, also being part of Lot 10-7 of the Re-subdivision of Lot 10 Whispering Pines Farms as recorded in Map Book 32, Page 28 in the Office of the Judge of Probate in Shelby County, Alabama, said parcel being situated on the south side of Shelby County Highway No. 13 (80' right of way) and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10-7 of the Re-subdivision of Lot 10 Whispering Pines Farms, thence in a northeasterly direction along the southern right of way of said Shelby County Highway No. 13 for a distance of 43.05 feet to a 5/8" rebar; thence leaving said right of way, turn a deflection angle to the right of 102° 41' 52" and travel in a southerly direction for a distance of 161.55 feet to a 5/8" rebar; thence turn a deflection angle to the right of 86° 01' 32" and travel in a westerly direction for a distance of 42.10 feet to the West line of said Lot 10-7; thence turn a deflection angle to the right of 93° 58' 28" and travel in a northerly direction for a distance of 155.00 to the Point of Beginning of the parcel herein described.

### FURTHER LESS AND EXCEPT:

A parcel of land located in the SW 1/4 of Section 11, Township 21 South, Range 5 West, Shelby County, Alabama, also being a part of Lot 10-7 of the Resubdivision of Lot 10 Whispering Pines Farms as recorded in Map Book 32, Page 28 in the Judge of Probate Office of Shelby County, Alabama, and being more particularly described as follows.

Commence at the NW corner of said Lot 10-7; thence in a northeasterly direction along this southern right of way of Shelby County Highway No. 13 for a distance of 43.05 feet; thence leaving sold right of way turn a deflection angle to the right of 102°27'67" in a southerly direction for a distance of 161.73 feet to the Point of Beginning; thence continue along last described course a distance of 287.64 feet; thence turn an deflection angle to the right of 68° 34' 13" in a westerly direction for a distance of 43.63 feet; thence turn an angle to the right of 91° 35' 45" in a northerly direction for a distance of 286.30 feet; thence turn an angle to the right of 86° 30' 39" in an easterly direction for a distance of 42.61 feet to the Point of Beginning.


Subject to: All easements, restrictions and rights of way of record.

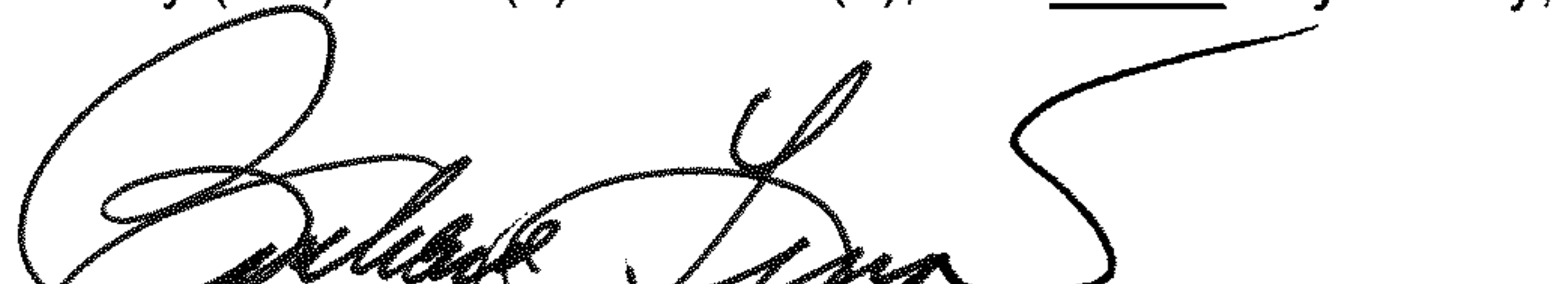
\$417,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless 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 warrants 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) have hereunto set my (our) hand(s) and seal(s), this 17 day of July, 2020.


  
Jennifer B. Stewart

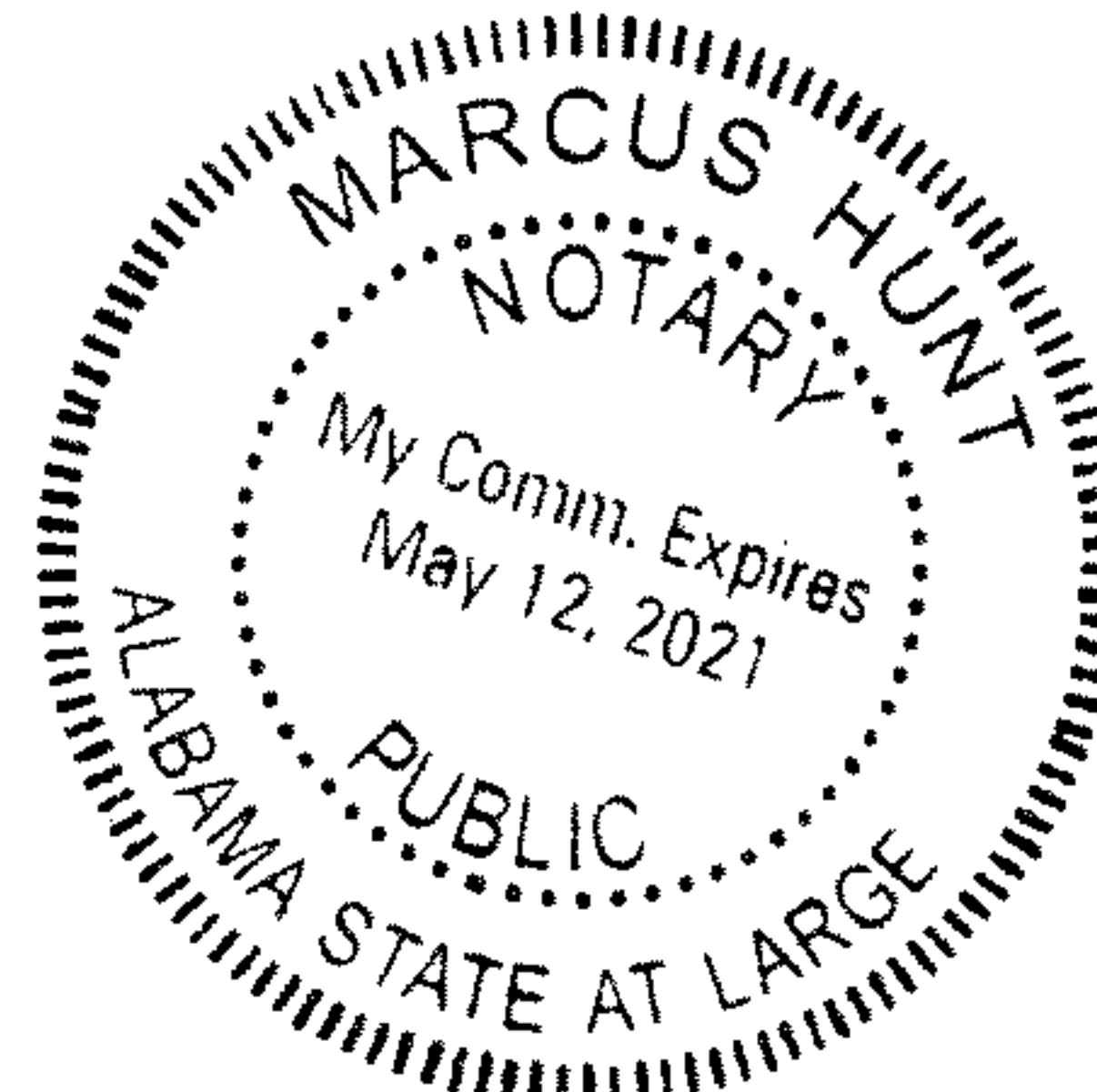
  
Richard Linn

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer B. Stewart and Richard Linn, 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 17th day of July, 2020.

  
Notary Public, State of Alabama  
Marcus Hunt  
Printed Name of Notary  
My Commission Expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/20/2020 04:07:02 PM  
\$204.50 MISTI  
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*Allen S. Bayl*