

WARRANTY DEED

STATE OF ALABAMA :

COUNTY OF BALDWIN :

KNOW ALL MEN BY THESE PRESENTS, that RICHARD E. BEALL and GLENDA L. BEALL, husband and wife, the Grantors, for and in consideration of the sum of TEN AND NO/100THS (10.00) DOLLARS, and other good and valuable consideration hereby acknowledged to have been paid to the said Grantors by W. R. BEAN and STERLING BEAN, the Grantees, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees for and during their joint lives, and upon the death of either of them then to the survivor of them in fee simple, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 21 in Block 20, Silverhill, Alabama, as per plat thereof recorded in Miscellaneous Book 1, Page 59, Baldwin County, Probate Records.

SUBJECT TO, HOWEVER:

Oil, gas and mineral lease and all rights in connection therewith, by S. Dwight Bowman to Jay Mortgage Corporation dated June 29, 1977 and recorded in Deed Book 518, Page 79.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantees during their joint lives, and upon the death of either of them then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

And, except as to the above and taxes hereafter falling due, which are assumed by the Grantees, the Grantors, for themselves and for their heirs and assigns, hereby covenant with the said Grantees, their heirs and assigns, that they are seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances, and they do

REAL 353 150

hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees, and the survivor of them, and the heirs and assigns of such survivor, against the lawful claims of all persons whomsoever.

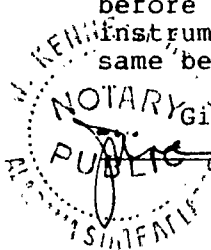
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 13th day of June, 1989.

[Signature] (SEAL)
RICHARD E. BEALL

[Signature] (SEAL)
GLENDA L. BEALL

STATE OF ALABAMA :
COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RICHARD E. BEALL and GLENDA L. BEALL, husband and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.



Given under my hand and seal on this the 13th day of _____, 1989.

[Signature]
NOTARY PUBLIC
My Commission Expires August 13, 1989

Address of Grantors:

6389 Cardinal Lane
Daphne, Al. 36526

Address of Grantees:

P.O. Box 950
Orange Beach, Al. 36561

This Instrument Prepared By:
W. Kenneth Heard
Irby & Heard
Attorneys at Law
317 Magnolia Avenue
Post Office Box 1031
Fairhope, Alabama 36533
(205) 928-4555

STATE OF ALABAMA,
BALDWIN COUNTY
I certify that this instrument was filed
and the following tax collected on 1:145P
D.P. \$1.00 JUN 19 1989 M
Min. Tax \$ 3.50 Index \$ PP
Deed \$ 359 Mort. \$ PP
Book 359 [Signature] Notary Public
Legal 152 [Signature] Judge of Probate
- 51

FILED 359 154