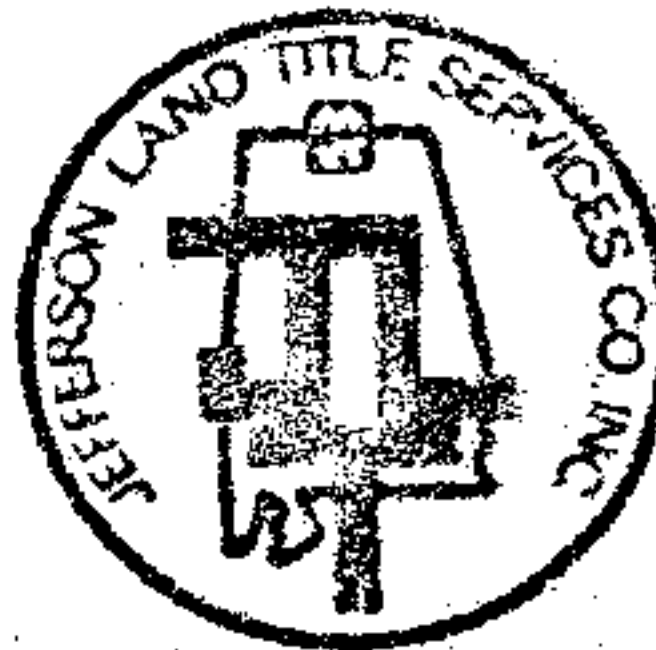


This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law

(Address) 400 Woodward Bldg, Birmingham, Al.
35203



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

6649

That in consideration of Four thousand five hundred and no/100 (\$4,500.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jerry Wayne Bearden and his wife, Cheryl S. Bearden

(herein referred to as grantors) do grant, bargain, sell and convey unto

David Neal Goggins and Rebecca Goggins

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 23, according to the Map and Survey of Monte Tierra, as recorded in
Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby
County, Alabama.

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

Building line as shown on recorded map.

That certain mortgage executed by Jerry Wayne Bearden and Cheryl S. Bearden to
Mortgage Corporation of the South, recorded in Shelby Mortgage Volume 357, Page 868
which Grantees agree to assume and pay.

*Land Tax 45.00
Rec. 1.50
Ind. 1.00
700*

SHIRLEY A. SHELBY CO.
CLERK OF THE COURT
THIS
INSTRUMENT WAS FILED

1977 MAR 21 AM 10:29

Thomas A. Bearden, Jr.
JUDGE OF PROBATE



19770321000025270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/21/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to 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, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th
day of March, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

Jerry Wayne Bearden
JERRY WAYNE BEARDEN
Cheryl S. Bearden
CHERYL S. BEARDEN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jerry Wayne Bearden and his wife, Cheryl S. Bearden
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 17th day of March, A. D., 1977