

This instrument was prepared by

5334

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-ONE THOUSAND, SEVEN HUNDRED & NO/100 (\$31,700.00) DOLLARS

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

D. Elwyn Bearden and wife, Debby Bearden

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

John F. Tanner and wife, Debbie Tanner

(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 No. 10, Blue Berry Estates, as recorded in Map Book 5, page 72 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. MINERALS AND MINING RIGHTS EXCEPTED.

Subject to utility easements and road rights of way of record.

Subject to the following:

1. Restrictive covenants and conditions filed for record on Jan. 19, 1972 in Deed Book 272, page 64 in Probate Records of Shelby County, Alabama.
2. 30-foot building set back line from Pope Drive.
3. Utility easement along Westerly line of said lot as shown on recorded map of said subdivision.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 118, page 176 and in Deed Book 126, page 321 in said Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.



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Shelby Cnty Judge of Probate, AL
12/13/1977 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 13th day of December, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Deed 32.00
Rec. 1.50
Sub. 1.00
34.50

General Acknowledgment

the undersigned D. Elwyn Bearden and wife, Debby Bearden, a Notary Public in and for said County, in said State, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 13th day of December, 1977, being informed of the contents of the conveyance they executed the same voluntarily on this 13th day of December, 1977.

Given under my hand and official seal this 13th day of December, A. D., 1977.

Francie Brasher

ry Public.