

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue 713

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Jefferson COUNTY }

That in consideration of Fifteen Thousand Four Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John W. Haskell and wife, Peggy B. Haskell

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

Mikul Bearden and wife, Deborah Bearden

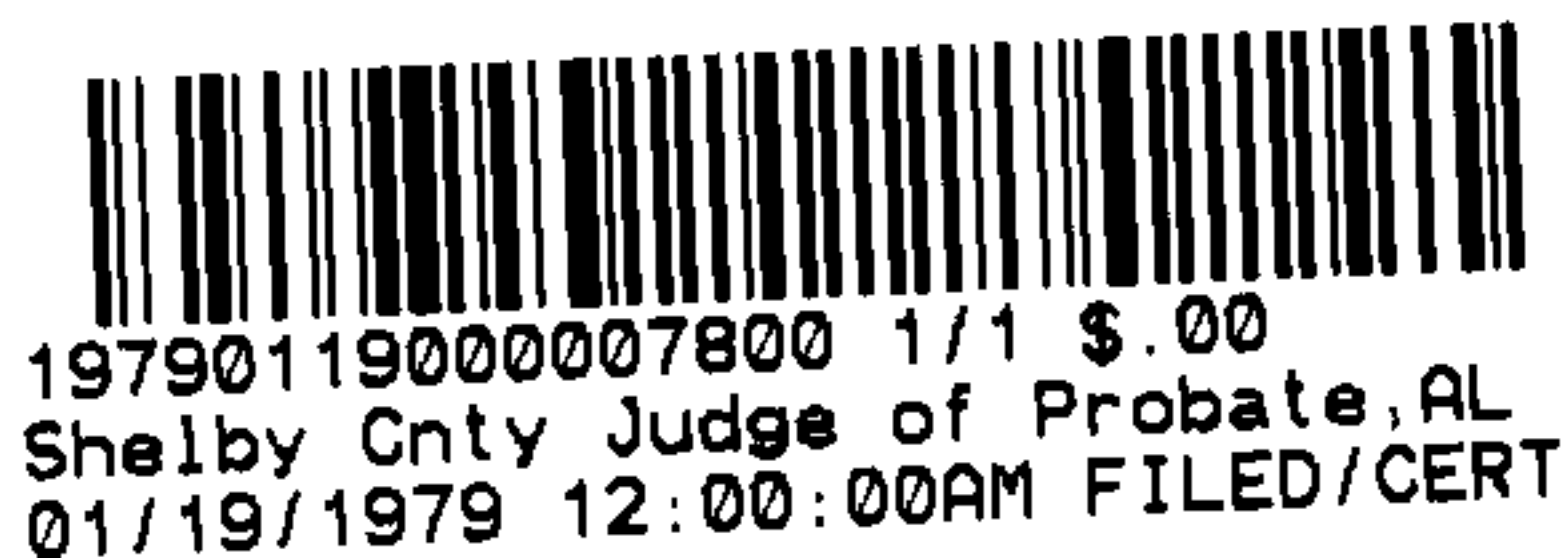
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 9, Block 3, according to the survey of Shelena Estates,
as recorded in Map Book 5, Page 25, in the Probate Office
of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictions contained in Volume 278, page 529 and Volume 283, Page 590, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company recorded in Volume 251, Page 158, in said Probate Office.
4. Mineral and mining rights and rights incident thereto recorded in Volume 278, Page 529, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Robinson Mortgage Company, Inc., recorded in Volume 337, Page 473, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



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 K (we) do for ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~xx~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 11th day of January, 1979

WITNESS:

STATE OF ALABAMA, SHELBY CO. JUDGE OF PROBATE

(Seal)

JAN 19 AM 9:03 (Seal)

Deed 15.50

Rec. 1.50

Sub. 1.00

18.00

John W. Haskell (Seal)
John W. Haskell

Peggy B. Haskell (Seal)
Peggy B. Haskell

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Haskell and wife, Peggy B. Haskell 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, A. D., 1979

CORLEY, MONCUS, HALBROOKS & GOINGS
2117 MAGNOLIA AVENUE
SUITE 100
BIRMINGHAM, ALABAMA 35205

William H. Halbrooks
Notary Public.

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