

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FOUR THOUSAND FOUR HUNDRED FIFTY & 00/100---- (\$44,450.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bennett Neville Bearden, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Jeffrey D. Boomhower and wife, Kathy L. Boomhower (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SE corner of the SW1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East run Northwardly along the East line of said Quarter- Quarter Section a distance of 651.18 feet to the point of beginning; Thence left 41 degrees 08 minutes a distance of 168.40 feet to a point on the South right of way line of a dirt road; thence left 51 degrees 51 minutes along said right of way a distance of 126.59 feet; thence left 91 degrees 14 minutes 30 seconds a distance of 225.28 feet to the point of beginning of the property herein described. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$44,348 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: Rt. 1 Box 138-A Harpersville, Al. 35078

Bennett Neville Bearden is the surviving grantee of that certain deed recorded in Deed Book 355, Page 578, in the Probate Office of Shelby County, Alabama, the other grantee, Sylvia E. Bearden, having died on the 27th day of July, 1985.

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 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 stated 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, I have hereunto set my hand and seal, this 30th day of September, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

Deed tax. 50
Rec. 2.50
Ind. 1.00
400

1986 OCT -2 AM 11: 09

Bennett Neville Bearden (SEAL)
Bennett Neville Bearden

STATE OF ALABAMA
SHELBY COUNTY COUNTY

Judge of Probate

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Bennett Neville Bearden, a single individual whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September A.D. 1986

Notary Public

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