

SEND TAX NOTICE TO:

(Name) Douglas Joseph and Anthony Joseph

(Address) Route 1, Box 95
Columbiana, Alabama 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Acy Wade Bearden, a married man, Hershel Bearden and wife, Faye Bearden, Robert Bearden,
a married man, Teresa Bearden Petalos, a married lady, Steve E. Bearden, a single man, and
Walter A. Bearden, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglas Joseph and Anthony Joseph

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

Subject to the life estate, dower and homestead rights of Annie M. Bearden, if any, in and to said property.

The above described property constitutes no part of the homestead of any of the grantors herein with the exception of Hershel Bearden.

The above named grantors (with the exception of Faye Bearden), along with Annie M. Bearden, consistute all the heirs at law and next of kin of Columbus Allen Bearden, being one and the same as C. A. Bearden, who died intestate.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 12th day of September, 1986

WITNESS:

Teresa Bearden Petalos (Seal)
Steve E. Bearden (Seal)
Walter A. Bearden (Seal)
STATE OF ALABAMA }
Shelby COUNTY }

Acy Wade Bearden (Seal)
Hershel Bearden (Seal)
Faye Bearden (Seal)
Robert Bearden (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Acy Wade Bearden, a married man 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 12 day of September, 1986
Dorothy Jackson Public.

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Exhibit "A"

A part of the SW 1/4 of the NW 1/4 of Section 11, Township 20, Range 1 West lying on the West side of the Columbiana-Chelsea public road, being more particularly described as follows: Begin at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 11, Township 20, Range 1 West and run thence in an Easterly direction along the Northern boundary of said quarter-quarter section a distance of 30 ft., more or less, to a point on the Western right-of-way line of the paved Columbiana-Chelsea Highway; thence turn to the right and run Southeasterly along the Western right-of-way line of said paved county highway a distance of 100 ft. to a point; thence turn to the right and run Westerly parallel with the Northern boundary of said quarter-quarter section a distance of 75 ft., more or less, to a point on the Western boundary of said quarter-quarter section; thence turn to the right and run Northerly along the Western boundary of said quarter-quarter section a distance of 90 ft., more or less, to point of beginning.

SIGNED FOR IDENTIFICATION:

Acy Wade Bearden
Acy Wade Bearden, Grantor

Hershel Bearden
Hershel Bearden, Grantor

Faye Bearden
Faye Bearden, Grantor

Robert Bearden
Robert Bearden, Grantor

Teresa Bearden Petalos
Teresa Bearden Petalos, Grantor

Steve E. Bearden
Steve E. Bearden, Grantor

Walter A. Bearden
Walter A. Bearden, Grantor

STATE OF ALABAMA

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hershel Bearden and wife, Faye Bearden, 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 official seal this _____ day of _____, 1986.

Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Bearden, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 1986.

Martha S. Ferguson
Notary Public

STATE OF ALABAMA

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Bearden Petalos, a married woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 1986.

Notary Public

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>9.00</u>

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

1986 OCT 14 AM 8:02

STATE OF ALABAMA

COUNTY OF _____

Thomas A. Bearden, Jr.
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve E. Bearden, a single man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 1986.

Notary Public