WARRANTY DEED

Total Consideration \$4,192.71

THE STATE OF ALABAMA,)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY.

That for and in consideration of Two Thousand and Nine Hundred Dollars and other valuable considerations (\$2,900.00) Dollars to the undersigned grantor Jack M. Bearden in hand paid by Lula F. Richards the receipt whereof is acknowledged I the said Jack M. Bearden and wife, Anna Bearden does grant, bargain, sell and convey unto the said Lula F. Richards the following described real estate, to-wit:

All of the Wood Section 10, lying west of Shoal Creek and south of a line beginning at a point on the west line of said section which is 1694.10 ft. north of the SW corner of the NW of said Section and running thence east, parallel with the east and west center line of said section, a distance of 1821 feet, more or less, to Shoal Creek.

Also the $SE_4^{\frac{1}{2}}$ of $SE_4^{\frac{1}{2}}$ and 18 acres of the east side of the $SW_4^{\frac{1}{2}}$ of $SE_4^{\frac{1}{2}}$ and 11-10/100 acres in the SE corner of $NE_4^{\frac{1}{2}}$ of $SE_4^{\frac{1}{2}}$ measuring 11.10 chains east and west and 10 chains north and south, and 1750 feet of the east end of the north half of $SE_4^{\frac{1}{2}}$ of Section 9.

Also a strip of land including Shoal Creek, and extending 17 feet beyond the bank thereof on either side, and following the meanderings of said banks, from the north line of said Section 10, to a line extended across the mill dam formerly known as "Killough's Mill Dam". All of said land being in Township 22, north, Range 3 West, but excepting a randway 30 feet in width adjoining the west line of the NW_4^1 of said Section 10 and excepting a randway 30 feet in width adjoining the north line of the SE_4^1 of said Section 9.

Subject to a mortgage to the Federal Land Bank of New Orleans, dated June 15, 1922 and recorded in M. Book 130, Page 39, Shelby County, Alabama, on which the balance due is(\$1,292.71) one thousand and two hundred and ninety-two dollars and seventy-one cents.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Lula F. Richards, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Lula F. Richards, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances excepted as herein noted; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Lula F. Richards, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of December, 1944.

Jack M. Bearden (Seal)

WITNESSES:
Mrs. Robert G. Blount

Mrs. Gray M. Strother

her Anna X Bearden (Seal) mark

THE STATE OF ALABAMA,)

SHELBY COUNTY.

I, Wm. D. McConaughy a Notary Public in and for said County, in said State, hereby certify that Jack M. Bearden and his wife, Anna Bearden whose names 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 this 29th day of December A. D. 1944.

Wm. D. McConaughy Notary Public

Notarial Seal

THE STATE OF ALABAMA,

SHELBY COUNTY.

I, Wm. D. McConaughy, a Notary Public in and for said County, in said State, hereby certify that on the 29 day of December, 1944, came before me the within named Anna Bearden known to me to be the wife of the within named Jack M. Bearden who being examined, separate and apart from the husband, touching her signature to the within deed acknowledged that she signed the same of her own free will and accord, without fear, constraints, or threats on the part of the husband.

Given under my hand, this the 29 day of Dec., A. D. 1944.

Notarial Seal

Wm. D. McConaughy, Notary Public

Filed for recordin this office on the 3rd day of January, 1945, at eight o'clock A. M. and duly recorded in Deed Record Vol. 119 on page 381-382.

BHELBY COUNTY

hereby certify that

5 4-5 Privilege Tea

has been paid on the within lastrument as required by law.

L. G. WALKER, West of fromete L. C. Walker, Judge of Probate