

WARPANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

No Federal Stamps cancelled on this Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty and no/100 Dollars to the undersigned grantor C.A. Bearden and wife, Annie Marie Bearden in hand paid by Woodrow Bearden and ^{Lorene}~~Lorence~~ Bearden the receipt whereof is acknowledged we the said C.A. Bearden and wife, Annie Marie Bearden do grant, bargain, sell and convey unto the said Woodrow Bearden and Lorene Bearden as joint tenants, with right to survivorship, the surface rights to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point where the west line of Columbiana-Chelsea public road crosses the south line of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 20, Range 1 "est, and run in a westerly and northwesterly direction along the west line of said road 175 yards; thence west and parallel with the south line of said forty acres 70 yards; thence south and parallel with the west line of said forty acres to the south line thereof; thence along the south line of same run east to the beginning point; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Woodrow Bearden and Lorence Bearden, 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 livds 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, that we swill, and 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 hands and seals this 11th day of September, 1950.

C.A. Bearden (Seal)
Mrs. Annie Marie Bearden (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that C.A. Bearden and wife, Annie Marie Bearden, whose names are signed to the foregoing conveyance, and who are known tome, 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 September, 1950.

NOTARIAL SEAL

STATE OF ALABAMA
SHELBY COUNTY

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 50.00 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

Karl C. Harrison, Notary Public for State of Alabama at Large

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that on the day of September, 1950, came before me the within named Annie Marie Bearden, known to me (or made known to me) to be the wife of the within named C.A. Bearden, who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

Given under my hand and official seal this 11th day of September, 1950.

Karl C. Harrison, Notary Public for State of Alabama at Large