WARRANTY DEED

Lawyers Title Insurance Corpuration

Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Thousand, Four Hundred and no/100 (\$7,400.00) Dollars to the undersigned grantor, Montevallo Development Company, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRAFTOR does by these presents, grant, bargain, sell and convey unto Raymond R. Bearden and wife, Annie B. 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 the Town of Montevallo, 'ounty of Shelby, State of Alabama, to-wit:

Lot 2 in Block 3, according to the map of Arden's Subdivision of the Town of Montevallo, as recorded in the office of the Judge of Probate of Shelby County, "labama.

This conveyance is subject to covenants as found in instrument filed October 6, 1949 in Deed Took 139, page 269 in said Probate ffice.

TO HAVE AND TO HOLD, to the 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above and taxes for theyear 1951;

that is has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, Their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. E. Whaley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of Jan. 1951.

ATTEST:

MONTEVALLO DEVELOPMENT COMPANY, INC.

F. H. Frost, Secretary

By R. E. Whaley, President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, J. H. Bynum, A Notary Public in and for said County in said State, hereby certify that R. E. Whaley whose name as Fresident of Wontevallo Development Company, Inc., a corporation, 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 conveyence, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 31st day of danuary, 1951.

Notary Public

(Not signed by Notary Public when recorded.)

STATE OF ALABAMA SHELBY COUNTY

Filed in the office of the Probate Judge on the 2nd day of February, 1951 at 10 o'clock A.M. and cortify that

Dy Isw.

has been paid on the with in instrument as required

L. C. Walker

Judge of Probate

C. WALKER. JUDGE OF PROBATE

recorded in Deed R cord 143 on page 561 on this the 21st day of February, 1951.