#1945

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 Grantor 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, County 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, Alabama.

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

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 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 the year 1951; that it 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 names as President of Montevallo 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 conveyance, 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 thr 31st day of January, 1951.

SEAL

J.H. Bynum, Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed in this office for specord on the 2hdday of Peb. 1951 at 10 o'clock A.M. and recorded in Deed Record 143 on page 561 and examined 2-22-51 and that Deed Tax of \$7.50 has been paid.

Recording fee \$1.25
Deed Tax 7.50
#8.75 paid

Filed in the office of the rabate Judge on the 28 day of February, 1951 at 8:00 A.M. and recorded in Deed

Record 145 on page 119 this the 8th day of March, 1951.

L.C. Walker Judge of Probate