

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of ONE AND NO/100 DOLLARS

to the undersigned grantor Peddie Bearden and wife, Arnetar Bearden

in hand paid by Charles Bearden and Opal Bearden

the receipt whereof is acknowledged we the said Peddie Bearden and Arnetar Bearden

do grant, bargain, sell and convey unto the said Charles Bearden and Opal Bearden

our undivided interest in and to

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Commence at the NW corner of Section 4, Township 22 South, Range 3 West; thence East along the North line of said  $\frac{1}{4}$  Section a distance of 1394.20 feet to a concrete right of way marker marking the West R.O.W. line of County Highway No. 17; thence 79 deg. 45' to the right in a Southerly direction a distance of 2233.80 feet to a concrete right of way marker marking the East R.O.W. line of said highway; thence 2 deg. 12' to the right in a Southerly direction a distance of 196.90 feet to a concrete marker marking the East R.O.W. line of said highway; thence 2 deg. 31' to the left in a Southerly direction a distance of 217.20 feet to an iron pin marking the NW corner of the Alvin Stinson property, and being the point of beginning of lot herein described; thence 76 deg. 29' to left in a Southeasterly direction a distance of 110.00 feet; thence 103 deg. 31' to the left in a Northerly direction a distance of 115.00 feet; thence 76 deg. 29' to the left in a Northwesterly direction a distance of 110.00 feet to East right of way line of said highway; thence 103 deg. 31' left in a southerly direction along said East R.O.W. line a distance of 115 feet to point of beginning.

This deed is given for the sole purpose of correcting the description contained in that certain deed from grantors herein to grantees herein dated December 11, 1962, recorded in the Probate Office of Shelby County, Alabama in Deed Book 223, page 584.

TO HAVE AND TO HOLD, To the said Charles Bearden and Opal Bearden, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Charles Bearden and Opal Bearden, 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 will, and our heirs, executors and administrators shall warrant and defend the same to the said Charles Bearden and Opal Bearden, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal

this \_\_\_\_\_ day of March, 1963

WITNESSES:

Peddie Bearden (Seal.)  
Arnetar Bearden (Seal.)  
(Seal.)  
(Seal.)

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RETURN TO:

GUARANTY SVCS IN ASSN  
2012 SECOND AVENUE NORTH  
BIRMINGHAM, ALA.

TO

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$

1.95

State of Alabama  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peddie Bearden and wife, Arnetar 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 and official seal this 9 day of March, A. D., 19 63.

Albert E. Williams, Jr.  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3/14/63  
RECORDED & \$4.00 MTG. TAX  
& \$8.00 DEED TAX HAS BEEN  
PD. ON FIRST INSTRUMENT.

State of

General Acknowledgment

I, Conrad M. Joubert, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public.

State of  
COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of, 19

Notary Public.

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