

2086

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Bearden and wife, Opal Bearden

(herein referred to as grantors) do grant, bargain, sell and convey unto

Peddie Bearden and wife, Arnetar 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 Shelby County, Alabama to-wit:

18 acre, more or less, of land in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 4, Township 22, Range 3 West, and particularly described as follows: Beginning at the point of intersection of the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section with the old Columbiana and Tuscaloosa Public Road; running thence West along said road to its intersection with the Montevallo and Elyton Road; thence Northerly along said last mentioned road to a branch or stream which runs across mid E $\frac{1}{2}$ of said NW $\frac{1}{4}$; Southeasterly following the meanderings of said Branch to its intersection with the East line of said NW $\frac{1}{4}$; and thence South along said last mentioned line to the point of beginning, being all of said E $\frac{1}{2}$ of said NW $\frac{1}{4}$ lying South and West of said Branch and heretofore known as the "J. W. Edwards Place".

EXCEPT that lot conveyed by grantees herein to grantors herein by deed dated March, 1964, recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, page 575.

ALSO EXCEPT that land described in deed from Bessie B. Allen and William Lee Allen to Luther Bearden and Ruth Bearden dated May 22, 1956 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 180, page 340.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this day of January, 1964.

WITNESS:

STATE OF ALA SHELBY CO.
NOTARY PUBLIC
WAS FILED
9/10/64
RECORDED
& INDEXED
PD. CH. THIS INSTRUMENT.

Charles Bearden (Seal)
Opal Bearden (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Bearden and wife, Opal 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 day of January, A. D. 1964.

Notary Public

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