

This instrument was prepared by
(Name) Wallace & Ellis, Attorneys 3153
(Address) Columbiana, Alabama
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of LOVE & AFFECTION and the sum of One and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Bearden and wife, Ada W. Bearden

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James P. Bearden

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A strip of land in the SE¼ of NE¼ of Section 12, Township 20, Range 2 West, more particularly described as follows: Commence at the NE corner of said Quarter Quarter Section and run South 22 deg. 30' West a distance of 370 feet to a point which is the Southernmost corner of the Henry W. Chambers property; thence continue in the same direction to the center of the West boundary of the Ethel Morris land; thence turn an angle of 90 deg. right and run Northwesterly 200 feet for the point of beginning; thence South 22 deg. 30' West to the intersection of said line with the South boundary of said Quarter Quarter Section; thence Easterly along the South boundary of said Quarter Quarter Section to the Southwest corner of said Ethel Morris property; thence Northerly along the West boundary of said Morris property to the Southernmost point of said Chambers lot; thence run Northwesterly along said Chambers lot to its intersection with the South boundary of the June Bearden land; thence Westerly along said South boundary of said June Bearden lot to a point measured 200 feet perpendicular from the West boundary of said Ethel Morris property; thence South 22 deg. 30' West to point of beginning.

It being the express intention of the parties to convey a strip of land at a minimum width of 200 feet running parallel wi the Westerly boundary of said Ethel Morris property.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 29 day of April, 1967.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9:30 am
5/15 1967.

James Bearden (Seal)
Ada W. Bearden (Seal)

RECORDED & \$ 173
\$.50 DEED TAX
PD. ON THIS

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

General Acknowledgment
a Notary Public in and for said County, in said State,
James Bearden and Ada W. Bearden,
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 29 day of April, A. D., 1967.
Notary Public.