

This instrument was prepared by

11778

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-15 Rev. 1-66
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 Hundred Two and No/100 (\$102.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Oscar L. Bearden and wife, Ethel Mae Bearden
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. D. Jernigan and wife, Lee Marvin Jernigan
(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:

Commence at the NW corner of Section 10, Township 22 South, Range 2 West; thence run South along the West line of Section 10, a distance of 26.00 feet, to the West right of way line of a county road, and the point of beginning; thence continue South along the West line of said Section 10, a distance of 463.66 feet; thence turn an angle of 89 deg. and 14 min. to the left and run a distance of 63.20 feet to the West right of way line of said county road; thence turn an angle of 98 deg. 31 min. to the left and run along the west right of way line of said county road, a distance of 468.79 feet, to the point of beginning. Situated in NW¼ of the NW¼ of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and containing 0.34 acres, more or less, according to survey of Frank W. Wheeler, Registered Land Surveyor, subject to public road right of way to the State of Alabama, as shown by deed recorded in Deed Book 197 at page 465, Office of Judge of Probate of Shelby County, Alabama.

The Grantors warrant payment of 1968 ad valorem taxes which will become due and payable on October 1, 1968.

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 16th

day of August, 1968

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 2-20
RECORDED
U.C.C. FILE NUMBER 68-15
INDEXED

(Seal)

Oscar L. Bearden (Seal)

(Seal)

Ethel Mae Bearden (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Oscar L. Bearden and wife, Ethel Mae 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 16th day of August, A. D. 1968

Notary Public.

BUCK 254 567