

This instrument was prepared by

(Name).....

(Address).....

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 Twelve Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Dorothy Lefkovits Bearden and husband, H. H. Bearden

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

H. H. Bearden and Dorothy P. 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:

TRACT A: A part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25, Township 21, Range 1 West described as follows: Beginning at a point on the west line of said forty acres and on the south line of Mildred Street and running in a northeastward direction along the south line of Mildred Street 220 feet to the point of beginning of the lot herein conveyed; thence continue east along the south line of Mildred Street 90 feet to the northwest corner of a lot which is herein designated as TRACT "B"; thence south and parallel with the west line of said forty acres a distance of 667 feet to the south line of said forty acres; thence west along the south line of said forty acres or along a large ditch for a distance of 88.7 feet; run thence north and parallel with the west line of said forty acres a distance of 635 feet, more or less to the point of beginning.

TRACT B: That part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25, Township 21 South, Range 1 West described as commencing at the southwest corner of said forty acres and run thence in an easterly direction up a ditch a distance of 308 feet to the point of beginning; run thence north and parallel with the west boundary line of said Section 25, a distance of 667 feet, more or less, to the south side of Mildred Street formerly known as Milner Street, at a point 310 feet north 69 degrees east of the intersection of the south boundary of said street with the west boundary of said Section 25; run thence north, 69 degrees east, along the south boundary of said street a distance of 80 feet; run thence south and parallel with the west boundary of said Section 25 and along a fence a distance of 670 feet to the heretofore mentioned ditch; run thence in a westerly direction down said ditch a distance of 80 feet to the point of beginning. Situated in Shelby County, Alabama.

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 14<sup>th</sup> day of September, 1968.

WITNESSES  
STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT WAS FILED  
1968 SEP 26 AM 10:00  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

Dorothy Lefkovits Bearden (Seal)  
Dorothy Lefkovits Bearden  
H. H. Bearden (Seal)  
H. H. Bearden (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

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I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Dorothy Lefkovits Bearden and husband, H. H. 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 14<sup>th</sup> day of September, A. D., 1968  
Martha B. Joiner  
Notary Public.