

This instrument was prepared by

(Name).....WALLACE & ELLIS, Attorneys

(Address).....Columbiana, Alabama 35051

Form 1-1-5 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 THREE HUNDRED AND NO/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Calvin C. Bearden and wife, Lorene Bearden

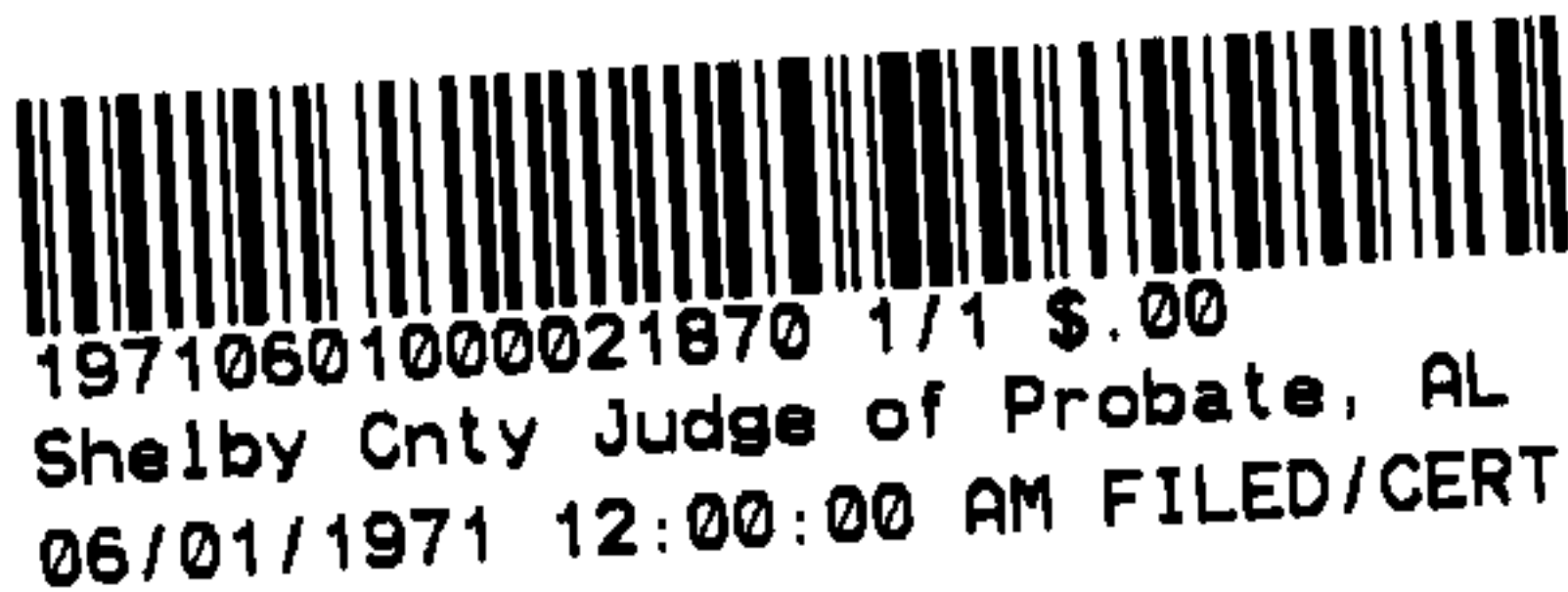
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Edward Lumpkin and wife, Deborah Lumpkin

(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:

A parcel of land situated in the SW¹/₄ of the SW¹/₄ of Section 21, Township 22 South, Range 3 West and described as follows: Begin at the intersection of NW border of Valley Street and the SW border of Shelby Street and proceed Northwestward along the SW border of Shelby Street 170.87 feet, thence at an angle of 90 deg. 00' to the left 183.96 feet to point of beginning; thence continue along this line 194.69 feet to the West border of said Section 21; thence at an angle of 128 deg. 35' to the right and along said border 127.93 feet; thence at an angle of 51 deg. 25' to the right 115.00 feet; thence at an angle of 90 deg. 00' to the right 100.00 feet to point of beginning, and containing 15,484 square feet.



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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 May, 1971

WITNESS:

90

PAGE

BOOK 258

.....(Seal)
.....(Seal)
.....(Seal)

Calvin Bearden (Seal)
Lorene Bearden (Seal)
.....(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Duane W. Hays, a Notary Public in and for said County, in said State, hereby certify that Calvin C. Bearden and wife, Lorene 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 26 day of May, A. D., 1971

Duane W. Hays
Notary Public.