

This instrument was prepared by

(Name) Karl C. Harrison

6368

(Address) Columbiana, Alabama

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 Ten Thousand and no/100 DOLLARS and other good and valuable consideration and the assumption of unpaid balance due on mortgage to Shelby County Savings & Loan Asso. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ann Smith and husband, Billy E. Smith

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

Homer 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:

Commence at the monument marking the northeast corner of SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, as surveyed by Frank Wheeler, thence run south 89 deg. 00 min. west along north line of said 4-4 Section a distance of 1016.4 feet to the northwest corner of McLeroy lot, which point is marked by an iron pin; thence turn an angle of 90 deg. to left and run a distance of 660 feet to the southeast corner of the lot formerly known as the Dan and Elizabeth Cosby lot; thence turn an angle of 90 deg. to right and run westerly along the south boundary of said Cosby lot a distance of 54.4 feet to the point of beginning of the lot herein described; thence turn an angle of 90 deg. to left and run southerly along the west boundary of the land formerly belonging to E. H. Bentley 324 feet to the NE corner of J. C. Martin lot; thence turn an angle of 90 deg. 00 min. to right and run along the north line of Martin lot 270 feet, more or less, to the east right-of-way of Goodwin Street; thence turn an angle of 90 deg. 00 min. to right and run northerly along the east right-of-way line of said Goodwin Street to its intersection with the southerly right-of-way line of Sterrett Street; thence north-easterly along the east boundary of said Sterrett Street to its intersection with the south boundary of said Cosby lot; thence easterly along the south boundary of said Cosby lot a distance of 112.3 feet, more or less, to the point of beginning.



19711210000052910 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/10/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1971 DEC 10 PM 3:06  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Bearden  
JUDGE OF PROBATE

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 8th day of November, 1971

WITNESS:

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
Ann Smith (Seal)  
Billy E. Smith (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that Ann Smith and husband, Billy E. Smith 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 8th day of November A. D., 1971

Martha B. Joiner  
Notary Public.

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