

This instrument was prepared by

(Name) Karl C. Harrison

(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 $\frac{1}{4}$  of SW $\frac{1}{4}$ , 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

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Bearden  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 DEC 10 PM 3:06

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)  
(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 name s 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.