

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys
(Address) Columbiana, Alabama

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Shelby Cnty Judge of Probate, AL
08/04/1972 12:00:00 AM FILED/CERT

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 LOVE & AFFECTION & the sum of ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Isaac C. Boggs and wife, Mary M. Boggs

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

C. D. Bearden and wife, Carol A. 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:

A parcel of land situated in the NE¹/₄ of NW¹/₄ of Section 21, Township 22 South, Range 3 West, described as follows:
Commence at a point where the West boundary of Highway 119 crosses the South boundary of the NE¹/₄ of NW¹/₄ of Section 21, and go North 3 deg. 10' West along the West boundary of Highway 119 for 65.00 feet to the point of beginning; thence continue along this line for 35.00 feet; thence South 86 deg. 50' West for 150 feet; thence North 3 deg. 50' West for 293.80 feet; thence North 83 deg. 16' West for 237.58 feet; thence South 11 deg. 29' West for 25.08 feet; thence South 83 deg. 16' East for 218.86 feet; thence South 3 deg. 50' East for 298.30 feet; thence North 86 deg. 50' East for 150.29 feet; thence South 72 deg. 43' East for 26.92 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1972 AUG -4 PM 12:44
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Daniel 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 4th day of July, 1972.

WITNESS:

509 PAGE 275 BOOK
_____(Seal) Isaac C. Boggs (Seal)
_____(Seal) Mary M. Boggs (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Isaac C. Boggs and wife, Mary M. Boggs 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 4th day of July, A. D., 1972.
Lance Brasher
Notary Public.