

This instrument was prepared by

(Name) Maeola Smith

(Address) 917 Laverne Street, Birmingham Alabama 35214

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 One Dollar, love and affection----- DOLLARS

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

William Lloyd Bearden and wife Betty Jo R. Bearden

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

Stephen Lloyd Bearden and wife Elizabeth Ann C. 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:

The purpose of this deed is to correct the legal description on that deed recorded in Book # 279 page 354 on March 26, 1973 in Shelby County, Alabama.

Beginning at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 19, South Range 1 West, and run South along the East boundry line of said forty South 3 deg. East 179' feet more or less, to where said East boundry line of said forty intersects the South right of way line of the Florida Short Route, for a point; thence run North 73 deg. 15' East for a distance of 236.6' feet to a point of beginning of Lot or Parcell of land herein described; thence run North 73 deg. 15' East for a Distance of 208.4' feet to a point; thence run South 2 deg. 15' East for a distance of 628' feet to a point; thence run South 87 deg. 30' West for a distance of 80' feet to a point; thence run in a North Westerly direction for approximately 572.6' feet to the point of beginning containing 2 (two) acres more or less. All this land situated in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 19, South Range 1 West, Shelby County, Alabama. Minerals and Mining Rights excepted.

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Shelby Cnty Judge of Probate, AL
03/29/1973 12:00:00 AM FILED/CERT

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 ~~K~~(we) do for ~~myself~~ (ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~(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, I have hereunto set my hand(s) and seal(s), this 29th day of March, 1973.

WITNESS:

Eva Hether (Seal)

(Seal)

(Seal)

William Lloyd Bearden (Seal)
William Lloyd Bearden

Betty Jo R. Bearden (Seal)

Betty Jo R. Bearden (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 William Lloyd Bearden and Betty Jo R. 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 29 day of March, 1973.

Fred M. Stratton
Notary Public

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