

This instrument was prepared by

24182

(Name) Marvin Williams, Jr.

(Address) 308 Jefferson Federal Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

see Mtg 333-865

That in consideration of Fifty Two Thousand and no/100 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

John G. Matthews, Jr. and Nedra G. Matthews

(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: That part of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 26 and run South along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section South 3 deg. East 179 feet, more or less, to where said East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section intersects the South right-of-way of the Florida Short Route, for a point of beginning of the land herein described and conveyed; thence run along the South margin of said right-of-way of Florida Short Route South 73 deg. 15 min. West 326.0 feet; thence South 2 deg. 15 min. East 386 feet; thence North 87 deg. 30 min. East 731.9 feet; thence North 2 deg. 15 min. West 628 feet to the South right-of-way line of said Florida Short Route; thence along the South right-of-way line of said Highway South 73 deg. 15 min. West 445 feet, to point of beginning, and containing 8.5 acres, more or less. Minerals and Mining Rights excepted. LESS AND EXCEPT that part of the above described land heretofore conveyed by Grantors to Stephen Lloyd Bearden and wife, Elizabeth Ann G. Bearden, by that certain deed dated March 23 1973 and recorded in Deed Book 279, at Page 354, in the Office of the Judge of Probate of Shelby County, Alabama, and corrected by that certain deed dated March 29, 1973 and recorded in Deed Book 279, at Page 412 in said Probate Records, which excepted part is described as follows:

That part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 26 and run South along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section South 3 deg. East 179 feet, more or less, to where said East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section intersects the South right-of-way line of the Florida Short Route; thence run North 73 deg. 15' East along the South margin of said right-of-way of said Florida Short Route for a distance of 236.6 feet to a point of beginning of the lot or parcel of land herein conveyed; thence continue to run North 73 deg. 15' East along the South margin of said right-of-way of said Florida Short Route 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 acres, more or less, minerals and mining rights excepted.

Subject to minerals, mining rights as conveyed by that certain deed dated 2-13-1890 and rec. in Deed Book 13, p. 305 in the Office of the Judge of Probate of Shelby County, Alabama. Also subject to right-of-way deed to Shelby County for public road as shown by instrument dated May 6, 1929 and recorded in Deed Book 95, at page 506 in said Probate Records. Also subject to transmission line permits to Alabama Power Co. as shown by following instruments dated 11-18-1931 and rec. in Deed Book 102, p. 171; dated 11-28-1939 and rec. in Deed Book 107, p. 311; and dated 1-9-1941 and rec. in Deed Book 111, p. 152, all in said Probate Records.

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. \$28,000.00 of the purchase price recited above was paid from mortgage loan made simultaneously herewith.

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 11th

day of September, 1973

(Seal)

William Lloyd Bearden (Seal)
William Lloyd Bearden

(Seal)

Betty Jo R. Bearden (Seal)
Betty Jo R. Bearden

(Seal)

General Acknowledgment

19730912000051540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Lloyd Bearden and wife, 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 11th day of September, A. D., 1973

Notary Public.