

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 ----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Odessa Lowery and husband, J. B. Lowery; Bessie O. Dyer and husband, T. E. Dyer, and
C. R. Bearden, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bennett Bearden and Christine 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:

Begin at the Northeast corner of Section 16, Township 19, Range 2 East and run due West
along the North line of said section a distance of 401.4 ft. to the Northwest corner of
property previously conveyed to Bennett B. Bearden. Said point being the point of
beginning of the hereinafter described lot; thence run South along the West line of said
Bennett B. Bearden lot a distance of 219 ft., more or less, to the North right-of-way
line of said Shelby County Highway No. 85; thence run Westerly along said North right-of-
way line of said Shelby County Highway No. 85 a distance of 280 ft., more or less, to Baker
Spring Branch; thence Northerly along said Baker Spring Branch to the point of intersection
with the North line of said Section 16; thence run East along the North line of said
Section 16 a distance of 280 ft. to the point of beginning.

The above grantors and grantees constitute all of the heirs and next of kin of C. B.
Bearden and wife, Emma Alpha Bearden, both deceased.

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Shelby Cnty Judge of Probate, AL
04/02/1974 01:00:00 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 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 9th
day of March, 1974.

WITNESS:

(Seal)
C. R. Bearden (Seal)
T. E. Dyer (Seal)

(Seal)
Odessa Lowery (Seal)
J. B. Lowery (Seal)
Bessie O. Dyer (Seal)

STATE OF ALABAMA

Alabama COUNTY

General Acknowledgment

I, Wanda B. Koontz, a Notary Public in and for said County, in said State,
hereby certify that Odessa Lowery and husband, J. B. Lowery
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 9th day of March, A. D., 1974.

STATE OF Florida

COUNTY OF Brevard

I, Patricia M. Shepherd, a Notary Public in and for said County in said State, hereby certify that Bessie O. Dyer and husband, T. E. Dyer, 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 13th day of March 1974

Patricia M. Shepherd
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA at LAW
MY COMMISSION EXPIRES NOV. 8, 1975
Bonded Thru General Insurance Underwritten

STATE OF Alabama

COUNTY OF Shelby

I, H. L. Conwill, a Notary Public in and for said County in said State, hereby certify that C. R. Bearden, a single man, 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 19th day of March 1974

H. L. Conwill
Notary Public
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 APR 1 - 2 PM 3:00
U.C.C. FILING NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
OFFICE OF PROBATE

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Shelby Cnty Judge of Probate, AL
04/02/1974 01:00:00 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, WANDA B. KOONTZ, a Notary Public in and for said County in said State, hereby certify that Odessa Lowery and Husband J. B. Lower, 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 9 day of March 1974.

Wanda B. Koontz
Notary Public

MY COMMISSION EXPIRES DECEMBER 14, 1977

STATE OF ALABAMA

SHELBY COUNTY

I, _____, a Notary Public in and for said County in said State, hereby certify that _____, 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 _____ day of _____ 19____.