

This instrument was prepared by
(Name) Century Services, Inc.
(Address) P. O. Box 385 Pelham, Alabama 35124 4705

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three thousand, nine hundred fifty and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Monroe J. Bearden and wife, Geneva Bearden

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Melissa A. Nelson

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the southeast corner of SW1/4 of NE1/4, Section 11, Township 24 North, Range 12 East and run thence north along the east line of said quarter-quarter section a distance of 219.9 feet to the point of beginning; thence continue north along said east line of said quarter-quarter a distance of 215.0 feet; thence turn an angle of 84 deg. 32 min. to the left and run westerly 200.0 feet; thence run south and parallel with the east line of said quarter-quarter section a distance of 215.0 feet; thence run east and parallel to the north line of the land being conveyed 200.0 feet to the point of beginning, the same being lots 3 and 4 as shown by an unrecorded survey of Floyd Atkinson; situated in Shelby County, Alabama.

BOOK 286 PAGE 352

19740410000017120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1974 APR 10 PM 1:49
INSTRUMENT WAS FILED
Need fee 4.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 8th day of March, 19 74.

(Seal) Monroe J Bearden (Seal)
(Seal) Geneva Bearden (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Anne Walker Roberts, a Notary Public in and for said County, in said State, hereby certify that Monroe J. Bearden and Geneva Bearden whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March A. D., 19 74

Anne Walker Roberts
Notary Public