

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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 ONE DOLLAR (\$1.00) & other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. E. Bearden & wife, Irene Bearden; Joel E. Bearden, Jr. & wife, Peggy Bearden;
Ralph W. Bearden & wife, Monta Faye Bearden
(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny M. Richey & wife, Linda R. Richey

(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 SE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18 South, Range 2 East (being a 6" x 6" conc. monument known and accepted by both parties as a Bell Survey corner); thence proceed South 0 deg. 14' E (MB) along the East boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section for a distance of 673.08 feet to a point; thence turn an angle of 89 deg. 24' to the right and proceed South 89 deg. 10' W (MB) along the South boundary of the N $\frac{1}{2}$ of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18 South, Range 2 East for a distance of 324.00 feet to a point; thence turn an angle of 90 deg. 36' to the right and proceed North 0 deg. 14' W (MB) parallel to the East boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 673.08 feet, more or less, to a point of intersection with the North boundary (old established fence) of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18 South, Range 2 East; thence turn an angle of 89 deg. 24' to the right and proceed North 89 deg. 10' E (MB) along the said old established fence for a distance of 324.00 feet to the point of beginning.
Said parcel of land is lying in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18 South, Range 2 East, and contains 5.006 acres, more or less.

19750722000038940 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1975 12:00:00AM 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 5th day of May, 1975.

J. E. Bearden (Seal)
Joel E. Bearden, Jr. (Seal)
Ralph W. Bearden (Seal)

Irene Bearden (Seal)
Peggy Bearden (Seal)
Monta Faye 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 J. E. Bearden and wife, Irene Bearden whose name S 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 5 day of July, 1975.

Oscar Harris
Notary Public

(see reverse side hereof for additional acknowledgments)

RETURN TO Wallace

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

50
1.45
1.95

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOEL E. BEARDEN, JR. and wife, PEGGY 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. July

Given under my hand and official seal this the 5 day of May, 1975.

Oscar Harris
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RALPH W. BEARDEN and wife, MONTA FAYE 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. July

Given under my hand and official seal this the 5 day of May, 1975.

Oscar Harris
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 JUL 22 PM 1:59

Deed July 50

Conrad McBratton
JUDGE OF PROBATE



19750722000038940 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1975 12:00:00AM FILED/CERT