

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051 6415

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 (\$1.00) & other good and valuable consideration DOLLARS

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.

19750722000038950 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 5<sup>th</sup>  
day of May July, 19 75.

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 May 19 75.

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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BOOK

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

1975 JUL 22 PM 1:59

Need Fed. 50

Conrad M. Boudin  
JUDGE OF PROBATE

19750722000038950 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/22/1975 12:00:00AM FILED/CERT