

This instrument was prepared by

8597

(Name) James R. Moncus, Jr., ATTORNEY AT LAW

(Address) Suite 400, Woodward Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-one thousand three hundred and no/100 Dollars
(\$31,300.00) See Mtg 357-868

THE
to the undersigned grantor, First Bank of Alabaster a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jerry Wayne Bearden and Cheryl S. 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:

Lot 23, according to the map and survey of Monte Tierra, as recorded in
Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Building setback line as shown by the recorded plat.

\$30,650.00 of the above mentioned purchase price was paid for from a mortgage
loan which was closed simultaneously herewith.

19760917000089120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 17 AM 8:27
Deed Book 100
Conced in Book
JUDGE OF PROBATE

418 PAGE 003
BOOK

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, Donald N. Lathem
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of September 19 76

THE FIRST BANK OF ALABASTER

ATTEST:

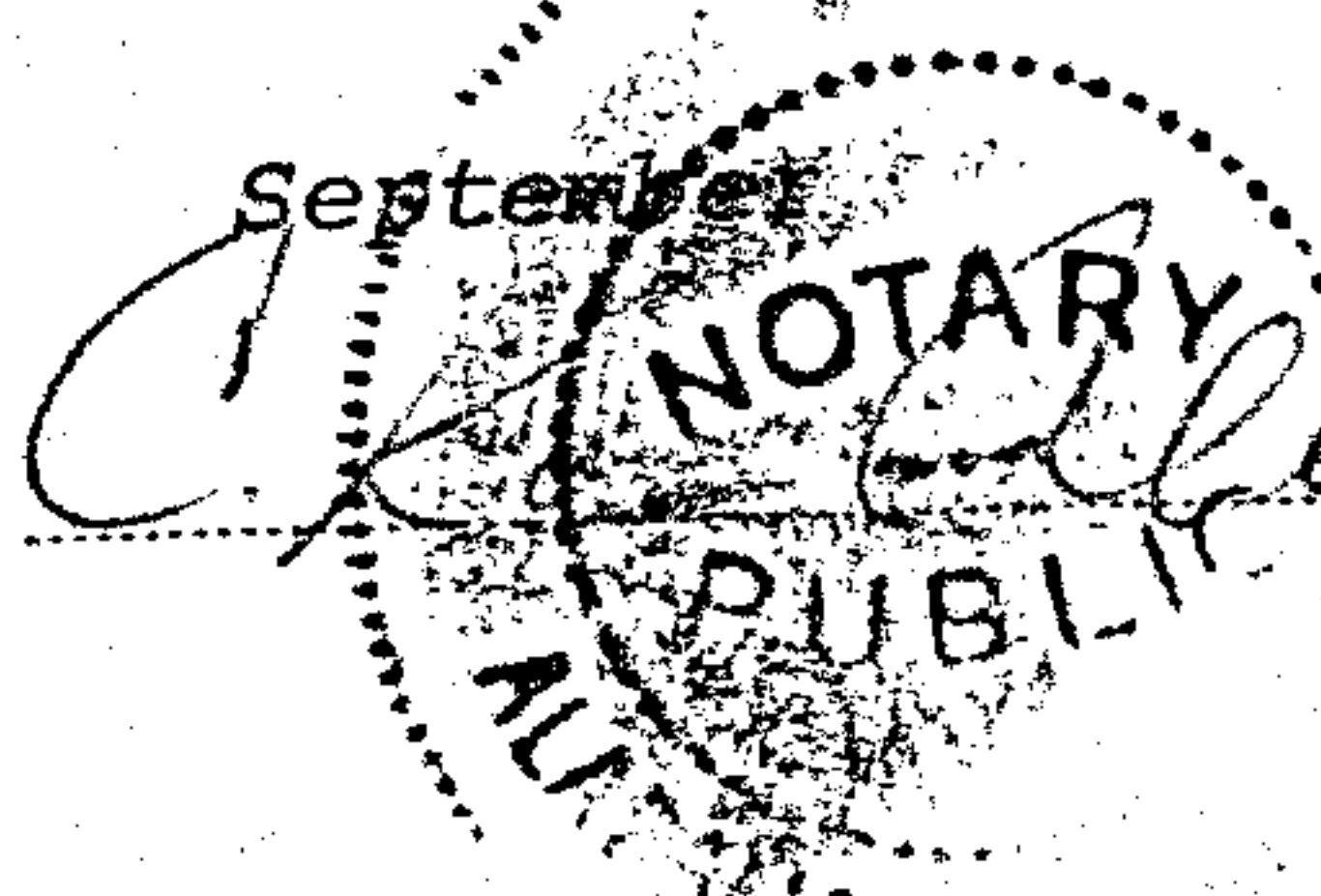
By Donald N. Lathem Vice- President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Donald N. Lathem
whose name as vice President of The First Bank of Alabaster
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 15th day of September

1976



Notary Public