

This instrument was prepared by

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(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 and no/100(\$1.00)-----DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. D. Bearden and wife, Carol A. Bearden

(herein referred to as grantors) do grant, bargain, sell and convey unto

Isaac C. Boggs and wife, Mary M. Boggs

(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:

A parcel of land situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South,
Range 3 West, described as follows:

Commence at a point where the West boundary of Highway 119 crosses the South
boundary of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, and go North 3 deg. 10' West along the
West boundary of Highway 119 for 65.00 feet to the point of beginning; thence
continue along this line for 35.00 feet; thence South 86 deg. 50' West for 150
feet; thence North 3 deg. 50' West for 293.80 feet; thence North 83 deg. 16' West
for 237.58 feet; thence South 11 deg. 29' West for 25.08 feet; thence South 83 deg.
16' East for 218.86 feet; thence South 3 deg. 50' East for 298.30 feet; thence North
86 deg. 50' East for 150.29 feet; thence South 72 deg. 43' East for 26.92 feet to
the point of beginning.

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BOOK

19761011000096790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/11/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT 11 PM 4:01
Deed Jk 50
JUDGE OF PROBATE

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 11th
day of October, 1976.

WITNESS:

(Seal) C. D. Bearden (Seal)
(Seal) Carol A. Bearden (Seal)
(Seal) (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 C. D. Bearden and wife, Carol A. 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 11th day of October, A. D., 1976.
Ann P. Snow
Notary Public.