

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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,

365

That in consideration of One Dollar and other valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Isaac C. Boggs and wife, Mary M. Boggs
(herein referred to as grantors) do grant, bargain, sell and convey unto

Raymond R. Bearden, Jr. and wife, Debbie Russell 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, Alabama to-wit:

Begin at the intersection of the South boundary of the Northeast Quarter of the Northwest Quarter of Section 21, Township 22 South, Range 3 West with the Southeast boundary of Wooley Heights (as recorded in Deed Book 77, Page 43, in the Shelby County Probate Office); thence in an easterly direction along said South boundary 252.57 feet to the point of beginning of right-of-way herein described; thence continue easterly along said South boundary 349.61 feet; thence turn 95 degrees and 52 minutes to the left in a northerly direction 63.19 feet; thence turn 90 degrees and 40 minutes to the right in an easterly direction 125.29 feet; thence turn 20 degrees and 27 minutes to the right in a southeasterly direction 26.92 feet to intersection with the West right-of-way boundary of Alabama Highway 119; thence turn 110 degrees and 27 minutes to the left in a northerly direction along said West boundary 35.00 feet; thence turn 90 degrees and 00 minutes to the left in a westerly direction 175.00 feet; thence turn 90 degrees and 40 minutes to the left in a southerly direction 60.92 feet; thence turn 95 degrees and 52 minutes to the right in a westerly direction 342.88 feet; thence turn 80 degrees and 33 minutes to the left in a southwesterly direction 25.34 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL
10/13/1976 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.

WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of October, 1976.

(Seal)

(Seal)

(Seal)

Isaac C. Boggs (Seal)

Mary M. Boggs (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 Isaac C. Boggs and wife, Mary M. Boggs, 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.

Given under my hand and official seal this 13th day of October, A. D., 1976.

Paul J. Brown
Notary Public.

BOOK 301 PAGE 469

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

1976 OCT 13 PM 2:05

Deed Jap S

Consol M. Bearden

JUDGE OF PROBATE