

This instrument was prepared by

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

(Address) Columbiana, Alabama

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,

366

That in consideration of One Dollar and other valuable consideration XXXXXXXX

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 a northeasterly direction along said southeast boundary of Wooley Heights 253.11 feet; thence turn 85 degrees and 15 minutes to the right in a southeasterly direction 250.00 feet; thence turn 94 degrees and 45 minutes to the right in a southwesterly direction 232.34 feet, more or less, to intersection with said south boundary; thence in a westerly direction along said south boundary 252.57 feet, more or less, to the point of beginning, containing 1.40 acres, more or less.

In order that the grantees, their heirs and assigns, shall have the right of ingress and egress to and from the land being conveyed hereby to the Montevallo-Siluria Public Road, grantors herein further grant, bargain, sell and convey unto grantees, a right of way or easement of sufficient width for vehicular and/or pedestrian traffic over and across the lands retained by grantors lying adjacent to the property being conveyed and connecting with said Montevallo-Siluria Public Highway.

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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.

IN 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)

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, those named 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.

Notary Public.