

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ronald O. Breland and wife, Susie Breland

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stanley B. Bearden

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East, run south along the west side of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 575.17 feet to the southwest corner of a one-half acre lot owned by the grantors, which is the point of beginning of the land herein described; thence turn an angle to the left of 84 deg. 32 min. and run easterly 208.7 feet; thence turn an angle to the left of 95 deg. 27 min. and run northerly for a distance of 104.35 feet to the south boundary of a lot formerly owned by Charles Roger Nance; thence run an angle to the right of 84 deg. 32 min. and run easterly along the south boundary of said Nance lot 125.34 feet to the west boundary of Truman B. Shaw land; thence turn an angle of 95 deg. 27 min to the right and run southerly along the west boundary of said Shaw property for a distance of 431.10 feet to the north boundary of the Martha Butera property; thence turn an angle to the right of 84 deg. 32 min. and run west along said north line of the Butera property for a distance of 334.02 feet to the east right-of-way line of Wallace Lane; thence turn an angle to the right and run northerly along said east right-of-way line of said Wallace Lane for a distance of 326.75 feet to the point of beginning of the property herein described; situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th

day of November, 1976

(SEAL)

Ronald O. Breland

(SEAL)

(SEAL)

Susie Breland

(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 Ronald O. Breland and wife, Susie Breland

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 10th day of November, A.D. 1976

Notary Public