

This instrument was prepared by HARRISON & CONWILL
P. O. Box 557
Columbiana, Alabama 35051



19771227000138110 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1977 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

5737

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and No/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J.E. BEARDEN and IRENE L. BEARDEN (herein referred to as grantors) do grant, sell, bargain and convey unto JOHN L. BEARDEN, JR. and wife, CATHY N. 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:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{2}$, Section 2, Township 20-South, Range 3, West, being an iron found in place and being in accordance with a survey by H. Schoel, C. E., in May of 1929; thence proceed in a southerly direction along the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 596.95 feet to a point being the point of beginning of the parcel of land herein described, iron pin; thence continue along the said west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 48.15 feet to a point; iron pin; thence turn 59 deg. 03 min. to the left and run 392.46 feet to a point, iron pin; thence turn 90 deg. to the left and run 200.00 feet to a point, iron pin; thence turn 91 deg. 47 min. 48 sec. to the left and run 286.03 feet to a point, iron pin; thence turn 85 deg. 57 min. 22 sec. to the left and run 97.99 feet to a point, iron pin; thence turn 65 deg. 35 min. to the right 137.35 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{2}$ of Section 2, Township 20, South, Range 3 West, and contains 1.48 acres.

Road Easement: Easement consists of a parcel of land 30 feet wide commencing at the southeast corner of above described parcel of land and running in a North-easterly direction along the southeast property line of said parcel (with the southeast property line and the southeast property line extended being the North-west boundary of said 30 foot easement) for a distance of 951.74 feet to the point of intersection with the north boundary of aforementioned NE $\frac{1}{4}$ of SW $\frac{1}{2}$; thence run in an easterly direction along the north boundary of the NE $\frac{1}{4}$ of the SW $\frac{1}{2}$, and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 20 South, Range 3 West, (with the said north boundary of $\frac{1}{4}$ sections being the north boundary of said 30 foot easement) for a distance of 1200 feet, more or less, to the point of intersection with the west right of way line of State Highway #261. Said easement is lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{2}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West and contains 1.5 acres.

Grantee has right of access and use thereof of Lake.

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 afiresaud; 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 hands and seal this 15th day of December, 1977.

J. E. Bearden

WITNESS:

Jewell S. Crumpton (Seal)

Emma D. Higginbotham (Seal)

____ (Seal)

J. E. Bearden (Seal)
J. E. Bearden

Irene L. Bearden (Seal)
Irene L. Bearden

STATE OF ALABAMA

SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that J. E. Bearden and Irene L. Bearden 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December,
A. D., 1977.

Emma D. Higginbotham
Notary Public

My Commission Expires Nov. 1, 1979

BOOK 309 PAGE 588

RECEIVED
JAN 27 1978
JUDGE OF PROBATE
Need Jay 50
Rev 3.00
Ind 1.00
4.50

19771227000138110 2/2 \$.00
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