

This instrument was prepared by Harrison and Conwill
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

5738

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and NO/100 DOLLARS (\$1.00) 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, bargain, sell and convey unto D. ELWYN BEARDEN AND WIFE, DEBBY 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 $\frac{1}{4}$, 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 an easterly direction along the north boundary of said NE $\frac{1}{4}$ section for a distance of 439.62 feet to the point of beginning of the parcel of land herein described; thence continue along the said north boundary of the said NE $\frac{1}{4}$ section for a distance of 329.65 feet to a point, iron set; thence turn 118 deg. 52 min. 54 sec. to the right and run 218.80 feet to a point, iron set; thence turn 77 deg. 00 min. 30 sec. to the right and run 225.70 feet to a point, iron set; thence turn 68 deg. 29 min. 42 sec. to the right and run 110.32 feet to a point, iron set; thence turn 16 deg. 38 min. 36 sec. to the right and run 20.38 feet to the point of beginning, iron set.

Said parcel of land is lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, and contains 1.05 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 northeasterly direction along the southeast property line of said parcel for a distance of 218.80 feet (with the southeast property line being the northwest boundary of said 30 foot easement); thence run in an easterly direction along the north boundary of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 NE $\frac{1}{4}$ sections being the north boundary of said 30 foot easement) for a distance of 1260 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 $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2. Township 20 South, Range 3 West, and contains approximately 1.0 acre.

Road Easement: A perpetual easement consisting of a parcel of land being 20 feet wide, commencing at the northeast corner of above described property and running in a westerly direction along the north boundary of said property for a distance of 329.65 feet (with the north boundary of said property being the north boundary of said 20 foot easement). This easement is for access to the parcel of land lying west of the lake, and contains 0.15 acre.

Grantee has right of access and use thereof of Lake.

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Shelby Cnty Judge of Probate, AL
12/27/1977 12:00:00AM FILED/CERT

J. E. Bearden

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon 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 administration covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

WITNESS:

Jewell S. Crumpton

Emma O. Higginbotham

J. E. Bearden
J. E. Bearden

Irene L. Bearden
Irene L. Bearden

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, 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 they 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 O. Higginbotham
Notary Public

My Commission Expires Nov. 1, 1979



19771227000139200 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1977 12:00:00AM FILED/CERT

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