

This instrument was prepared by

792

(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

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

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

Edna R. Bean and husband, William F. Bean

(herein referred to as grantors) do grant, bargain, sell and convey unto

William E. Bean and wife, Rhonda M. Bean

(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:

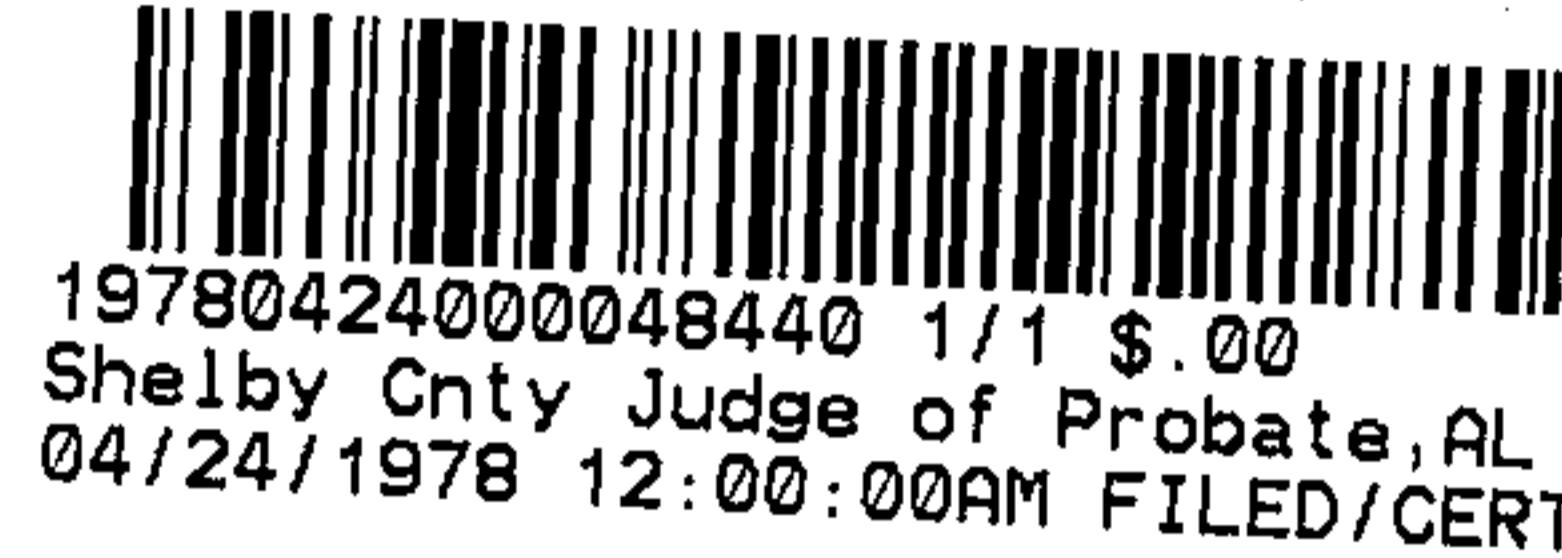
TRACT B-2 - described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 24 North, Range 16 East, Shelby County, Alabama; thence Easterly along the North line of said NW $\frac{1}{4}$ 311.98 feet to a point; thence 95 deg. 31' right 193.75 feet to a point; thence 16 deg. 49' left 83.38 feet to a point; thence 6 deg. 06' left 72.43 feet to a point; thence 8 deg. 26' left 153.23 feet to a point; thence 9 deg. 36' right 26.84 feet to the point of beginning of the property being described; thence continue along last described course 133.32 feet to a point; thence 99 deg. 06' left 140.11 feet to a point; thence 48 deg. 04' left 65.10 feet to a point; thence 104 deg. 50' left 182.40 feet to the point of beginning, containing 0.34 acre and being subject to any easements of record and less and except that part of property used as a public road.

Being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East.

According to survey of Joseph E. Conn, Jr. Ala. Reg. No. 9049 dated March 27, 1978.

BOOK



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 24th day of April, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1978 APR 24 AM 9:42 (Seal)

Edna R. Bean (Seal)
(Edna R. Bean)

William F. Bean (Seal)
(William F. Bean)

William F. Bean (Seal)
(William F. Bean)

STATE OF ALABAMA

SHELBY COUNTY

} Rec. 1.50

Deed 1.00

Deed 50

3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edna R. Bean and husband, William F. Bean whose name is signed, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 24th day of April, 1978.

A. D. 19 78.

W. F. Bean
1402 Main St.
Bham. 35214

Laura Brasher
Notary Public