

This instrument was prepared by

(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
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND NO/100 (\$300.00) DOLLARS XXXXXX

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

Lillie Gentry, a widow

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

Betty Bearden and husband, Brad Bearden

(herein referred to as GRANTEEES) 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 County, Alabama to-wit:

A part of the $\frac{1}{2}$ of the $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, described as follows: Commence at a point on the South boundary of the $\frac{1}{2}$ of the $\frac{1}{4}$ of said Section 24 where the same is intersected by the East boundary of newly acquired service road (condemned in connection with U. S. Highway I-65) and run thence in a Northwesterly direction along said Highway right of way line a distance of 265 feet, more or less, to a highway right of way marker; thence turn to the right and run Northerly along said right of way line a distance of 91 feet 4 inches, more or less, to a right of way marker located on the East right of way line of Shelby County Highway No. 35; thence turn to the right and run Northeasterly along the right of way line of Shelby County Highway 35 a distance of 190 feet to point of beginning of property herein conveyed; thence turn an angle of 90 deg. to the right and run Southeasterly 325 feet, more or less, to a point on the Eastern section line of Section 24; thence turn to the left and run Northerly along the Eastern section line of said Section 24 to the Northeastern corner of grantors property as described in Deed Book 204, page 79, in the Probate Records of Shelby County, Alabama; thence turn to the left and run Northwesterly along said grantor's property line to a point on the Eastern right of way line of Shelby County Highway 35; thence turn to the left and run Southwesterly along the right of way of Shelby County Highway 35 a distance of 225 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL
09/22/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of September, 1978.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
MENT WAS EFILED (Seal)

Lillie Gentry

(Seal)

19780922000127550 (Seal)

(Seal)

James C. Richardson (Seal)

(Seal)

JUDGE OF PROBATE

Deed 5-0
Rec. 1-50
Ded. 1-00
3-00

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lillie Gentry, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of

September, 1978

Brad Bearden
P.O. Box 1130 A
Rehobeth [redacted]

Nancy K. Farwell
Notary Public