

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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



19791210000159570 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/10/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and affection and One and No/-00 (\$1.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Arnetar L. Bearden, a widow; Charles Bearden and wife, Opal Bearden; and Calvin C.
Bearden and wife, Lorene Bearden
(herein referred to as grantors) do grant, bargain, sell and convey unto

Calvin C. Bearden and wife, Lorene 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:

A part of the East Half of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 3 West, being more particularly described as follows: Commence on the West line of the property heretofore conveyed to Peddie Bearden and Charles Bearden as shown by deed which is dated August 24, 1961, and which is recorded in Deed Book 217 at page 47, Office of Judge of Probate of Shelby County, Alabama, said beginning point being the Northwest corner of property presently owned by Charles Bearden and Opal Bearden, as shown by deed recorded in Deed Book 223 at page 584 in said Probate Office, said point being marked by an iron stob, and being on the Old Elyton Road; run thence northerly along said last mentioned road as it formerly existed a distance of 222 feet, more or less, to an iron stob marking the Northwest corner of the North fence which is the point of beginning of the parcel herein conveyed; thence run East, along said North fence, a distance of 255 feet, more or less, to an iron stob; thence run South a distance of 166 feet, more or less, to an iron stob; thence run East 260 feet, more or less, to the West line of a driveway as described in the deed to Peddie Bearden and Arnetar L. Bearden as recorded in Deed Book 265 at page 815 in said Probate Office; thence run North along the West line of said driveway and along the East line of the East Half of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 3 West, to the intersection thereof with a branch or stream which runs across the East Half of said NW $\frac{1}{4}$; thence Northwesterly following the meanderings of said branch to its intersection with the Montevallo and Elyton Road; thence Southerly along said road to the point of beginning.

Subject to easements and rights of way of record.

The grantors warrant that the grantor, Arnetar L. Bearden, is the widow of Peddie Bearden, who died while a resident of Shelby County, Alabama, on October 22, 1979; that all of the debts of said Peddie Bearden and against his estate have been paid; that the grantors, Charles Bearden and Calvin C. Bearden are the only two children of said Peddie Bearden, said Peddie Bearden not being survived by any other children or descendants of deceased children. (continued on back)

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, subject to life estate of the grantor, Arnetar L. Bearden.

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
day of November, 1979

Calvin C. Bearden (Seal)
Lorene Bearden (Seal)

Arnetar L. Bearden (Seal)
Charles Bearden (Seal)
Opal Bearden (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 Arnetar L. Bearden, a widow; Charles Bearden and wife, Opal Bearden; and Calvin C. Bearden and wife, Lorene 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 31 day of November, A. D., 1979

Charles Bearden
R. 1 Box 54
Montevallo 35115

Notary Public.

Subject to life interest and estate which is reserved in and to the above described property by the grantor, Arnetar L. Bearden.

Arnetar L. Bearden
Arnetar L. Bearden

Charles Bearden
Charles Bearden

Opal Bearden
Opal Bearden

Calvin C. Bearden
Calvin C. Bearden

Lorene Bearden
Lorene Bearden

BOOK 323 PAGE 755

DEC 10 AM 8:20

Deed 3.50

Rec. 4.50

Ind. 1.00

4.00



19791210000159570 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.