

This instrument was prepared by

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LARRY L. HALCOMB

ATTORNEY AT LAW

(Name).....

3512 OLD MONTGOMERY HIGHWAY

(Address).....

HOMEWOOD, ALABAMA 35209

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 Thirty seven thousand five hundred and no/100 (\$37,500.00) DOLLARS

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

Woodrow Bearden and wife, Lorene L. Bearden

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

William F. Fenn III and Margaret A. Fenn

(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 parcel of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Section 15; thence in a Northerly direction, along the East line of said Section 15, a distance of 1139.44 feet to a point on the centerline of Shelby County Highway No. 333; thence 87 deg. 34 min. 40 sec. left, in a Northwesterly direction, a distance of 367.92 feet; thence 23 deg. 28 min. 55 sec., right in a Northwesterly direction a distance of 738.07 feet to an existing iron on the Southwesterly side of said Shelby County Highway No. 333, said point being the point of beginning; thence 4 deg. 51 min. 03 sec. left, in a Northwesterly direction along the Southwesterly side of said County Highway, a distance of 149.59 feet (150 feet - Deed) to an existing iron; thence 115 deg. 17 min. 06 sec. left, in a Southeasterly direction, a distance of 509.90 feet to an existing iron; thence 97 deg. 37 min. 52 sec. left, in a Northeasterly direction, a distance of 126.16 feet to an existing iron; thence 82 deg. 22 min. 08 sec. left, in a Northwesterly direction, a distance of 295.00 feet; thence 90 deg. right, in a Northeasterly direction, a distance of 10.21 feet; thence 90 deg. left, in a Northwesterly direction a distance of 134.25 feet to the point of beginning. Said parcel contains 1.39 acres, and is subject to easements and rights of way of record. According to survey of Johnye Horton, dated April 15, 1980.

Subject to taxes for 1980.

Subject to transmission line permit of record.

\$ 37,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 X (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (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, 1980

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1980 APR 28 AM 9:36 See Not. 402-425 Rec. 150 (Seal) 100 250 WOODROW BEARDEN (Seal) LORENE L. BEARDEN (Seal) JUDGE OF PROBATE (Seal)

STATE OF ALABAMA } General Acknowledgment  
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Woodrow Bearden and wife, Lorene L. Bearden whose name s 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 24th day of April, A. D., 1980

Larry Halcomb Notary Public.