

(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 FIFTEEN THOUSAND AND NO/100 (\$15,000.00) ----- DOLLARS

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

Joseph Howard Dickert and wife, Ruth M. Dickert
(herein referred to as grantors) do grant, bargain, sell and convey unto

Woodrow 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:

Commence at the Northwest (NW) corner of said Section 12 for the point of beginning, thence run South along the section line to the North R.O.W. line of County Road #32, a distance of 996.07 feet, thence left and along the R.O.W. line an angle of 114 deg. 59 min. 30 sec. for a chord distance of 245.0 feet, thence left 62 deg. 06 min. 40 sec. for 1178.14 feet, thence left 138 deg. 08 min. 50 sec. for 400 feet to the point of beginning. Subject to the reservation by grantors of an easement for access and right of way of uniform width of 30 feet on the West side of the above described property as shown on survey of Ralph E. Chappell, L.S. 10549, dated April 14, 1980. Contains 6.14 acres, more or less.

Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, all in Township 20, Range 1 West on the Huntsville Meridian, Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
05/06/1980 00:00:00 FILED/CERTIFIED

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 6th day of May, 1980.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
1980 MAY -6 PM 3:41
(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
Deed 15.00
Rec. 1.50
Ind. 1.00
17.50
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Howard Dickert and wife, Ruth M. Dickert, 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 6th day of May, A. D., 1980

Mr. Woodrow Bearden
Notary Public.

PA 1 Box 22 C
Shelby County, AL (Columbiana)