

(Name) Daniel M. Spitler
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

267

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----dollars

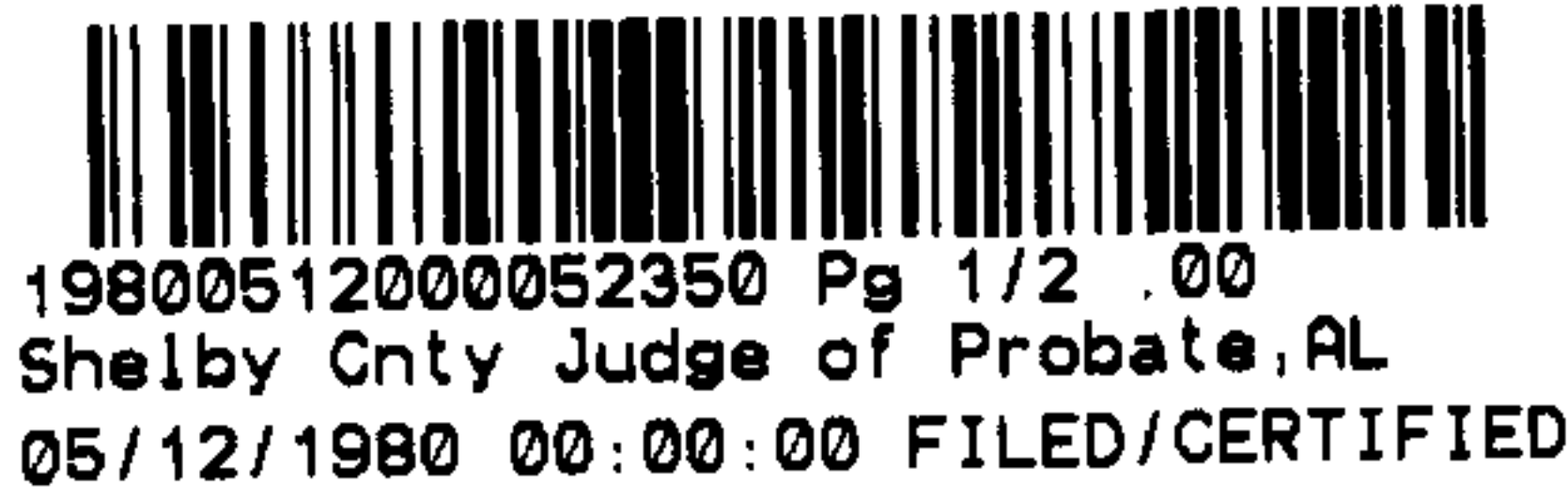
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J. E. Bearden and wife, Irene L. Bearden

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kathleen B. Owens

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:



Commence at the Northwest corner of the NE¼ of the SW¼, Section 2, Township 20 S, Range 3 West, being an iron found in place and being in accordance with a survey by H. Schoel, C. E., in May of 1929; thence proceed in a Southerly direction along the West Boundary of said ¼¼ section for a distance of 645.10 feet to a point being the point of beginning of the parcel of land herein described, iron pin; thence continue along the said west boundary of said ¼¼ section for 233.20 feet to a point, iron pin; thence turn 59 deg. 3 min. to the left and run 272.53 feet to a point, iron pin; thence turn 90 deg. 00 mi to the left and run 200.00 feet to a point, iron pin; thence turn 90 deg. 00 mi to the left and run 392.46 feet to a point, iron pin; being the point of beginning. Said parcel of land is lying in the NE¼ of the SW¼, Section 2, Township 20 S, Range 3 West, and contains 1.53 acres.

Also included in this deed is a road easement to run with the land more

SEE ATTACHED EXHIBIT A FOR CONTINUATION OF LEGAL.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of May, 1980

(SEAL) J. E. Bearden (SEAL)
J. E. Bearden
(SEAL) Irene L. Bearden (SEAL)
Irene L. Bearden
(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. E. Bearden and wife, Irene 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 7th day of May

J. E. Bearden
R. 1 Box 22
Helena
Form Ala. 30

Emmie D. Higgins
Notary Public
MY COMMISSION EXPIRES NOV. 1, 1983

CONTINUATION OF LEGAL ON
BEARDEN TO OWENS

19800512000052350 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
05/12/1980 00:00:00 FILED/CERTIFIED

EXHIBIT A

particularly described as follows:

Easement consists of a parcel of land 30 feet wide commencing at the southeast corner of above described parcel of land and running in a northeasterly direction along the southeast property line of said parcel (with the southeast property line and the southeast property line extended being the northwest boundary of said 30 foot easement) for a distance of 1151.74 feet to the point of intersection with the north boundary of aforementioned NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run in an easterly direction along the north boundary of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 20 South, Range 3 West, (with the said north boundary of $\frac{1}{4}$ section being the north boundary of said 30 foot easement) for a distance of 1700 feet more or less, to the point of intersection with the west right of way line of State Highway #261. Said easement is lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, and contains approximately 2.0 acres.

Grantee has right of access and use thereof of Lake.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
MAY 12 AM 8:42

James A. Franklin, Jr.
JUDGE OF PROBATE

Rec. 1.00
Rec. 3.00
Ind. 1.00

5.00