

This instrument was prepared by

(Name) Jerry E. Held, Sirote, Permutt, Friend, Friedman, Held & Apolinsky, P.A.

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

STATUTORY

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

19800530000059410 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1980 12:00:00 AM FILED/CERT

That in consideration of One Dollar, Love and Affection

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 Irene L. Bearden

(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 NE 1/4 of the SW 1/4 of Section 2, T-20-S, R-3-W, being an iron (TCI corner); thence proceed in a southerly direction along the west boundary of said 1/4-1/4 section for a distance of 254.53 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said west boundary of said 1/4-1/4 section for a distance of 342.42 feet to a point; thence turn an angle of 81°13'10" to the left and proceed for a distance of 137.35 feet to a point; thence turn an angle of 64°35' to the left and proceed for a distance of 97.99 feet to a point; thence turn an angle of 85°57'22" to the right and proceed for a distance of 286.03 feet to a point; thence turn an angle of 88° 12' 12" to the left and proceed for a distance of 316.78 feet to a point; thence turn an angle of 89°16'28" to the left and proceed for a distance of 289.78 feet to a point; thence turn an angle of 97°34'45" to the right and proceed for a distance of 135.74 feet to a point; thence turn an angle of 42°44'18" to the left and proceed for a distance of 110.32 feet to a point; thence turn an angle of 121° 54'45" to the left and proceed for a distance of 392.59 feet to a point; thence turn an angle of 39°54'46" to the right and proceed for a distance of 115.01 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of the SW 1/4 of Section 2, T-20-S, R-3-W, and contains 4.83 acres.

This conveyance is subject to the following exceptions:

1. Ad valorem taxes due and payable October 1, 1979.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

(Note the Grantor, Irene L. Bearden, and the Grantee Irene L. Bearden, are one and the same person.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 28th day of May, 1980.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS deed tax - 70.00 (Seal)

Rec 1.50

MAY 30 11 10 09

Rec 1.00 (Seal)

72.50

J. E. Bearden (Seal)

J. E. Bearden

Irene L. Bearden (Seal)

Irene L. Bearden

(Seal)

(Seal)

(Seal)

(Seal)

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(Seal)

(Seal)

(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 J. E. Bearden and wife, Irene L. Bearden, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, they 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 28th day of May, A. D. 1980.

Emmald D. Higginbotham
Notary Public

MY COMMISSION EXPIRES NOV. 1, 1985

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