

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$5,000<sup>00</sup>

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration--- DOLLARS

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

J. E. BEARDEN AND WIFE, IRENE L. BEARDEN

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

LARRY W. OWENS AND CLAIRE N. OWENS

(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 corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 2, T-20-S, R-3-W, 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  $\frac{1}{4}$ / $\frac{1}{4}$  section for a distance of 878.30 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  $\frac{1}{4}$ / $\frac{1}{4}$  section for 285.68 feet to a point, iron pin; thence turn 59°03' to the left and run 125.61 feet to a point, iron pin; thence turn 90°00' to the left and run 245.00 feet to a point, iron pin; thence turn 90°00' to the left and run 272.53 feet to the point of beginning, iron pin. Said parcel of land is lying in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 2, T-20-S, R-3-W, and contains 1.12 acres.

ROAD EASEMENT: 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 1396.74 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, T-20-S, R-3-W, (with the said north boundary of  $\frac{1}{4}$ / $\frac{1}{4}$  sections 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, T-20-S, R-3-W, and contains approximately 2.2 acres.

Grantee has right of access and use thereof of Lake.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 17<sup>th</sup> day of June, 1983.

WITNESS

Charles Barker (Seal)

Emma D. Higginbotham (Seal)

J. E. Bearden (Seal)

Irene L. Bearden (Seal)

STATE OF ALABAMA  
SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED

Deed TAX \$0.00  
Rec 1.50  
Ind 1.00  
7.50

STATE OF ALABAMA  
Shelby COUNTY

1983 JUN 17 AM 10:36

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, 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 17<sup>th</sup> day of June, A. D., 1983

FORM ALA-31

3498 Bearden Lane

Helena, AL 35080

Emma D. Higginbotham  
Notary Public

MY COMMISSION EXPIRES NOV. 1, 1983