

(Name) V. Wayne Causey, Attorney at Law

(Address) P. O. Drawer D. Calera, Alabama 35040

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four Thousand and No/100 (\$4,000.00) Dollars

to the undersigned grantor, Central State Bank a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles R. Bearden and wife, Gwen 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.

Begin at the NE corner of SW 1/4 of SE 1/4 of Section 9, Township 24 North, Range 14 East; and run thence in a Westerly direction along the Northern boundary of said 1/4-1/4 section a distance of 1,050 feet to a point on the East bank of Buxahatchee Creek; thence turn to the left and run Southerly along the Creek 175 feet to the Hiwassee Land Company Road; thence turn to the left and run Easterly along said road 1050 feet, more or less, to the intersection of the Northern boundary of said road and the Eastern boundary of said 1/4-1/4 section; thence run North 146 feet, more or less, along the Eastern boundary of 1/4-1/4 section to the point of beginning.

LESS AND EXCEPT one acre of land in the SW 1/4 of the SE 1/4 of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, described as follows: The west 300 feet of the East 630 feet of the SW 1/4 of the SE 1/4 of said Section 9, lying north of Hiwassee Land Company's Road.

All being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for the current year.
2. Right-of-Way and Easement of record.
3. Mineral rights excepted.
4. Outstanding rights of redemption which exist for a period of one year from June 30, 1983, including all persons or corporations other than the mortgagors who have conveyed their right of redemption.

The purchase price recited above was paid from a mortgage loan filed 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Joe L. Ball who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of July 19 83

ATTEST:

Carlene R. Hadaway
Joe L. Ball Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

1983 JUL 22 AM 9:57
See Mtg 434-77

Recd 1.50
Ind 1.00
2.50

I, the undersigned authority, Joe L. Ball, a Notary Public in and for said County in said State, hereby certify that Joe L. Ball, whose name as Vice-President of Central State Bank a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 5th day of

Central State Bank

July 19 83
Notary Public