

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-56

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 One and no/100 ---- DOLLARS

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

John Bean and wife, Myra Bean

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

John Bean and wife, Myra Bean

P. O. Box 1391, Columbiana, Al. 35051

(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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed for the purpose of identification by grantors herein.

This deed is executed for the purpose of creating joint survivorship ownership between the grantees herein.

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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 8th day of June, 1984.

WITNESS:

(Seal)

(Seal)

(Seal)

John Bean

John Bean

Myra Bean

Myra Bean

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Bean and wife, Myra Bean whose name 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 8th day of June, A. D., 1984.

Dorothy Jackson

Notary Public.

Exhibit "A"

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 34 and run thence in an easterly direction along the northern boundary thereof to a point immediately north of the northernmost tip of Josephine Bean's property, which point is also the northwestern corner of the Ethrene Anderson Hale lot; thence turn to the right and run southerly parallel with the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to a point on the southeast right of way line of the Calera - Columbiana Highway, which said point is the northernmost point of the property conveyed by M.W. Stamps and Edna Stamps to William A. Bean and Josephine Bean by deed dated May 29, 1964, and recorded in the Probate Records of Shelby County, Alabama, in Deed Book 230, page 775; thence continue in the same direction southerly along the eastern boundary of the property conveyed to William A. Bean and Josephine Bean by M.W. Stamps and Edna Stamps by the aforementioned deed to the Southeastern corner thereof, which said point is also located on the northern boundary of the Longshore property; thence turn to the right and run westerly parallel with the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section and along the northern boundary of the Longshore property to the southwestern corner of the property conveyed to William A. Bean and Josephine Bean by M.W. Stamps and Edna Stamps by the aforementioned deed, which said point is located on the southeasterly right of way line of the Calera - Columbiana Highway and which said point is the point of beginning of the property herein conveyed; thence turn to the right and run in a northeasterly direction along the southeastern right of way line of the Calera - Columbiana Highway a distance of 200 feet to a point; thence turn an angle of 90 deg. to the right and run southeasterly a distance of 60 feet to a point; thence turn to the right and run southwesterly parallel with the southeastern right of way line of the Calera - Columbiana Highway a distance of 200 feet, more or less to a point on the southern boundary of the property conveyed to William A. Bean and Josephine Bean by M.W. Stamps and Edna Stamps by the aforementioned deed, which said point is on the northern boundary of the Longshore property; thence turn to the right and run westerly to the point of beginning.

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SIGNED FOR IDENTIFICATION:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN -8 AM 10:33

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed tax 50
Re 3.00
Ind 1.00
4.50

John Bean
John Bean, Grantor

Myra Bean
Myra Bean, Grantor