

This instrument was prepared by

(Name) Norman L. Collum

(Address) 3324 Independence Drive Birmingham, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five thousand Six Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Nancy T. Reddell and husband, James Reddell

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles R. Bearden and Gwen Bearden

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Begin at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, thence run East along the North line of said 1/4 1/4 section a distance of 212.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 263.89 feet to the North right of way of Shelby County Highway No. 26; thence turn an angle of 75 deg. 44 min. 15 sec. to the right and run a distance of 35.09 feet to a point on a right of way curve; thence run along said Hwy. curve (whose Delta Angle is 6 deg. 04 min. 12 sec. to the right, radius is 1647.43 feet, tangent is 87.34 feet; length of arc is 174.53 feet); thence turn an angle of 96 deg. 54 min. 36 sec. to the right from tangent of said curve, and run a distance of 306.53 feet, to the point of beginning. Situated in the SE 1/4 of the SE 1/4 Section 13, Township 21 South, Range 2 West, Shelby County, Alabama.

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TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 24th
day of September, 1984

WITNESS: STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 SEP 26 AM 10:16

Nancy T. Reddell (Seal)
James Reddell (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

JUDGE OF CIRCUIT COURT
Deed Tax 36.00
Rec 2.50
Jud 1.00
34.50

General Acknowledgment

I, STEPHEN L. SEXTON, a Notary Public in and for said County, in said State, hereby certify that Nancy T. Reddell and husband, James Reddell 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 24th day of September A. D. 1984