

(Name) Acy W. Bearden
Rt. 1, Box 74-J
 (Address) Columbiana, Alabama 35051

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1.5 Rev. 5/62

Form 1-15 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Dollars and No/100 (\$8,000.00) ----- DOLLARS

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

Martha E. Stewart and James P. Stewart

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

Acy W. Bearden and wife, Doris J. Bearden

(herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A part of the NW 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West, described as follows; Begin at a point on the South line of the NW 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West, where said line intersects with the West line of the Columbiana-Chelsea Public road; thence West along said forty acre line 420 feet; thence run in a Northerly direction and parallel with the West line of said public road a distance of 210 feet; thence run East and parallel with the South line of said quarter-quarter Section, a distance of 420 feet to the West line of said Public Road; thence South along the West line of said public road a distance of 210 feet to point of beginning. Situated in Shelby County, Alabama.

Subject to easements, rights-of-way and transmission line permits of record.

Less and except - mineral and mining rights.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR 19 PM 2:33

Debit Try 8.00
 Rec 2.50
 Ind. 7.00

 11.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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

day of March, 1985

WITNESS:

_____ (Seal)

Martha E. Stewart (Seal)
Martha E. Stewart

____ (Seal)

James P. Stewart (Seal)

STATE OF ALABAMA
SHELBY

the undersigned authority

... a Notary Public in and for said County, in said State,

I, _____ hereby certify that Martha E. Stewart and James P. Stewart

whereby certify that they are
whose names are signed to the foregoing conveyance, and who are
they

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 19th day of

day of

A. D. 19 85

Notary Public.