

This instrument was prepared by

(Name) Gail Joseph

(Address) Columbiana, Al. 35051

221



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand, Six hundred Eighty and no/100---Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Douglas Joseph

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert Bearden

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 23
Township 20 South, Range 1 West, thence run North along the West line
of said 1/4-1/4 for 659.22 feet; thence 88 deg. 58 min. 35 sec. right
run 300.0 feet; thence 91 deg. 01 min. 12 sec. right run 456.75 feet;
thence 90 deg. 29 min. 42 sec. left run 210.09 feet; thence 102 deg. 15
min. 40 sec. right run 210.00 feet to the South line of said 1/4-1/4
Section; thence 77 deg. 44 min. 40 sec. right run 467.27 feet to the
point of beginning.

Also a 30 foot easement, for ingress & egress, the centerline of which is described as
follows: Commence at the Southwest corner of the NW 1/4 of the SW 1/4
of Section 23, Township 20 South, Range 1 West; thence run East along
the South line of said 1/4-1/4 for 887.27 feet to the Westerly right of
way of County Highway No. 47; thence Northerly along said right of way
for 225.39 feet to the point of beginning; thence 102 deg. 51 min. 50
sec. left and run 633.43 feet to the point of ending.

Being situated in Shelby County, Alabama.

Mineral and mining rights reserved and excepted herefrom.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated 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 grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th
day of April, 1985.

This is not the homestead of the grantor.

\$ 10,000.00 WAS PAID BY A MORTGAGE FILED SIMULTANEOUSLY HERewith

(SEAL)

Douglas Joseph

(SEAL)

Deed TAX 8.00
Rec 2.50
Jury 1.00
11.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1985 MAY -3 PM 1:58

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

Douglas Joseph

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, A.D. 19 85

Martha B. Ferguson
Notary Public