

(Name) Sara H. Egglar and Deborah E. Bearden

(Address) \_\_\_\_\_

1098

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

2,000.00

That in consideration of Other valuable consideration and ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sara H. Egglar (who is one and the same person as Sara E. Egglar), an unmarried woman

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

Sarah H. Egglar and daughter, Deborah E. 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 tract of land situated in SW 1/4 of NW 1/4 of Section 4, Township 20, Range 1 East, more particularly described as follows: Commence at a point where the north line of said SW 1/4 of NW 1/4 intersects the west right of way line of Shelby County Road No. 55, and run thence southerly along the west boundary of said right of way 111 yards, more or less, to a point where the south boundary of a private drive-way intersects the west boundary of said County Road which said point is also marked by an iron stake; thence run westerly along the south boundary of said private road 210 feet; thence southerly and parallel with the west boundary of said right of way of said County Road 210 feet to the point of beginning of the parcel herein described; thence easterly and parallel with the south boundary of said private drive, and along the south line of the Robert and Judy Egglar Whitten property, as described in Deed Book 251, Page 818, office of the Judge of Probate of Shelby County, Alabama, 210 feet to the west boundary of said right of way; thence southerly along the west boundary of said right of way 210 feet; thence westerly and parallel with the south boundary of said private drive 210 feet; thence northerly 210 feet to the point of beginning, containing one acre, more or less.

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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, I have hereunto set my hand(s) and seal(s), this 22nd day of May, 19 85

WITNESS:

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

1985 MAY 22 AM 10:07 (Seal)

Sara H. Egglar (Seal) (Sara H. Egglar)

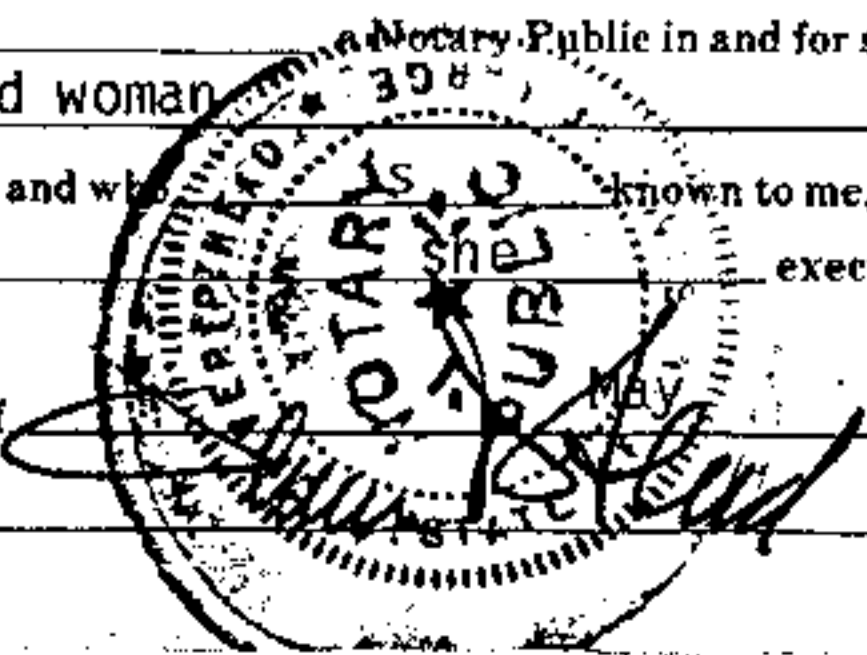
STATE OF ALABAMA SHELBY COUNTY JUDGE OF PROBATE (Seal)

Deed TAX 2.00 Rec 2.50 Jud 1.00 5.50

I, the undersigned hereby certify that Sara H. Egglar, an unmarried woman whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, A. D., 19 85.

P.O. Box 153 Westover, AL 35185



Notary Public.