

This Instrument was prepared by:

Thomas J. Thornton
1119 Willow Run Road
Birmingham, Alabama 35209

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEEDJOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five thousand and 00/100 Dollars (\$5,000.00) to the undersigned Grantors, RALPH BEARDEN and Wife MONTA FAYE BEARDEN, J. E. BEARDEN and Wife IRENE L. BEARDEN, JOEL E. BEARDEN and Wife PEGGY A. BEARDEN (hereinafter referred to as GRANTORS), in hand paid by RALPH W. BEARDEN, JR. and Wife CAROLYN T. BEARDEN (hereinafter referred to as GRANTEES), the receipt whereof is acknowledged, we, the said GRANTORS, do grant, bargain, sell and convey 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NE corner of Section 12, Township 18 South, Range 2 East, thence proceed in a southerly direction along the east boundary of said Section for a distance of 2217.08 feet to a point; thence turn an angle of 90 degrees 00' 00" to the right and proceed in a westerly direction for a distance of 3176.47 feet to a point, being the point of beginning of the parcel of land herein described; thence turn an angle of 15 degrees 07' 11" to the right and run 230.00 feet to a point; thence turn an angle of 90 degrees 00' to the left and run 282.00 feet to a point; thence turn an angle of 90 degrees 00' to the left and run 230.00 feet to a point; thence turn an angle of 90 degrees 00' to the left and run 282.00 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of the NW 1/4, Section 12, Township 18 South, Range 2 East.

TOGETHER WITH A 20 FOOT DRIVE EASEMENT: Commence at the NE corner of Section 12, Township 18 South, Range 2 East, thence proceed in a southerly direction along the east boundary of said Section for a distance of 2217.08 feet to a point; thence turn an angle of 90 degrees 00' 00" to the right and proceed in a westerly direction for a distance of 3176.47 feet to a point; thence turn an angle of 74 degrees 52' 49" to the left and run 282.00 feet to a point; thence turn an angle of 90 degrees 00' to the right and run 66.28 feet to a point being the point of beginning of the easement herein described; thence turn an angle of 111 degrees 57' 12" to the left and proceed along the centerline of said easement along a tangent for 70.50 feet to a point; thence continue along said centerline, being in a curve to the right having a radius = 57.22 feet and having a central angle of 29 degrees 22' 46" for an arc distance of 29.34 feet to a point; thence continue along said centerline along a tangent for a distance of 40.44 feet to a point; thence continue along said centerline, being in a curve to the left having a radius = 29.02 feet and having a central angle of 54 degrees 40' 04", for an arc distance of 27.69 feet to a point; thence continue along said centerline along a tangent for a distance of 131.78 feet to a point, being a point on the centerline of Shelby County Highway #57 being the point of ending of said easement. Said easement shall be 10 feet in width on each side of the above described centerline. Said easement is located in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4, Section 12, Township 18 South, Range 2 East.

(1)

Ralph W. Bearden, Jr.
Rt. 1 Box 316
Birmingham, Ala.

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Subject to the following exceptions:

- 1) Right of way in favor of South Central Bell recorded in Book 320, Page 964, in the Office of the Judge of Probate of Shelby County, Alabama.
- 2) Oil and gas lease as set forth in Book 327, Page 569, in the Office of the Judge of Probate of Shelby County, Alabama.
- 3) Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever.
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 23rd day of December, 1985.

GRANTORS

Ralph Bearden (Seal)
Ralph Bearden

Monta Faye Bearden (Seal)
Monta Faye Bearden

J. E. Bearden (Seal)
J. E. Bearden

Irene L. Bearden (Seal)
Irene L. Bearden

Joel E. Bearden, Jr. (Seal)
Joel E. Bearden, Jr.

Peggy A. Bearden (Seal)
Peggy A. Bearden

STATE OF ALABAMA
JEFFERSON COUNTY

I, Thomas J. Thornton, a Notary Public in and for said County, in said State, hereby certify that Ralph Bearden and Wife Monta Faye Bearden, J. E. Bearden and Wife Irene L. Bearden, Joel E. Bearden and Wife Peggy A. Bearden, whose names 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 1985.

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

1986 JAN -2 AM 10:40

Thomas J. Thornton, Jr.
JUDGE OF PROBATE

0178L

Emma D. Higginbotham
Notary Public

My Commission expires 11-2-87

Need Tax 5.00
Rec. 5.00 (2)
Ind. 5.00
15.00