

SEND TAX NOTICE TO:

(Name) Alex Bearden
Route 1, Box 191
(Address) Leeds, AL 35094

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 200 Frank Nelson Building, Birmingham, AL 35203

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.

That in consideration of One Dollar, Love and Affection and other good and
valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles R. Bearden and wife, Gwen Bearden

(herein referred to as grantors) do grant, bargain, sell and convey unto Alex Bearden and wife, Loraine Bearden, who are the natural parents of the said Charles R. Bearden, grantor herein,

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

Shelby County, Alabama to-wit:

Begin at the NE corner of SW 1/4 of SE 1/4 of Section 9, Township 24 North, Range 14 East; and run thence in a Westerly direction along the Northern boundary of said 1/4-1/4 section a distance of 1,050 feet to a point on the East bank of Buxahatchee Creek; thence turn to the left and run Southerly along the Creek 175 feet to the Hiwassee Land Company Road; thence turn to the left and run Easterly along said road 1,050 feet, more or less, to the intersection of the Northern boundary of said road and the Eastern boundary of said 1/4-1/4 section; thence run North 146 feet, more or less, along the Eastern boundary of 1/4-1/4 section to the point of beginning. LESS AND EXCEPT one acre of land in the SW 1/4 of the SE 1/4 of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, described as follows: The west 300 feet of the East 630 feet of the SW 1/4 of the SE 1/4 of said Section 9, lying north of Hiwassee Land Company's Road.

All being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for the current year.
2. Right-of-Way and Easement of record.
3. Mineral rights excepted.

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 1st

day of February, 1986.

WITNESS:

Walter Cornelius (Seal)

Loraine B. Cornelius (Seal)

Charles R. Bearden (Seal)
CHARLES R. BEARDEN

Gwen Bearden (Seal)
GWEN BEARDEN

STATE OF ALABAMA

SHELBY

COUNTY

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

1986 FEB 10 PM 2:37

due to 400
to 250
and 100
7.50

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that Charles R. Bearden and wife, Gwen Bearden 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 1st day of February, A. D., 1986

My Commission Expires: May 16, 1988 Walter Cornelius