

SEND TAX NOTICE TO:

(Name) Raymond R. Bearden, Jr.
188-B Ashville Road
(Address) Montevallo, Alabama 35115

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

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

Ann Bearden, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Raymond R. Bearden, Jr.

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

A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22, Range 3 West, being more particularly described as follows: Begin at a point where the West right of way line of the Montevallo Siluria Highway crosses the South line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22, Range 3 West and run along said highway right of way North 3 deg. and 10 min. West 100 ft.; run thence West and perpendicular to said road a distance of 150 feet; run thence North 3 deg. 10 min. West, parallel with said highway 300 feet; run thence South 88 deg. 30 min. West 475 feet, more or less, to the East line of "Wooley" Heights as shown by map recorded in Deed Book 77 at page 443 in Probate Office of Shelby County, Alabama; run thence Southwesterly along the East line of "Wooley Heights" to the point of intersection with the South line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 21, Township 22, Range 3 West; run thence East along the South line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ to the point of beginning. Situated in Shelby County, Alabama.

Less and except the parcels of land previously conveyed by certain deeds recorded in Deed Book 275, page 510 and Deed Book 301, page 470 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of the grantor herein or her spouse.

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 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 hands(s) and seal(s), this 26th day of February, 1990.

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

90-FEB-26 PM 1:50

JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ann Bearden, a married 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, A. D., 1990.

Notary Public.

Ann Bearden (Seal)
Ann Bearden
1. Land Tax
2. Mfg. Tax
3. Recording Fee
4. Indexing Fee
5. No Tax Fee
6. Certified Fee
Total
General Acknowledgment