

This form furnished by: **Cahaba Title, Inc.** 988-5600

802

10,000

This instrument was prepared by:  
(Name) Joseph E. Conn, Jr  
(Address) P.O. Box 599  
Pelham, Al. 35124

Send Tax Notice to:  
(Name) John L. Bearden  
(Address) 3496 Bearden Ln  
Helena, Al. 35080

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars and other considerations

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

**Thomas W. Stubbs and wife LaJuana S. Stubbs**

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

**John L. Bearden and wife Cathy N. Bearden**

(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 SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ , SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST,**  
more particularly described as follows:

Commence at the southwest corner of the southeast quarter of the north-west quarter of Section 2, Township 20 south, Range 3 west, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 890.35' to the point of beginning of the property being described, Thence continue along last described course a distance of 335.00' to a point, Thence turn a deflection angle of 92° 06' 55" left and run northerly a distance of 330.00' to a point, Thence turn a deflection angle of 87° 53' 05" left and run westerly a distance of 225.00' to a point, Thence turn a deflection angle of 73° 34' 43" left and run southwesterly a distance of 343.80' to the point of beginning, containing 2.21 acres and subject to all easements, rights of way, agreements, restrictions and/ or limitations of probated record or applicable law.

1. Deed Tax	10.00
2. Mtg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	16.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 APR 11 AM 10:03  
JUDGE OF PROBATE

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 encumbrances, 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 3rd  
day of April, 19 90

Thomas W. Stubbs (Seal)  
LaJuana S. Stubbs (Seal)  
\_\_\_\_ (Seal)

\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

**STATE OF ALABAMA**

**Shelby**

**County**

**General Acknowledgment**

I, Patricia A. Wester a Notary Public in and for said County,  
in said State, hereby certify that Thomas W. Stubbs and wife LaJuana S. Stubbs  
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 3rd