

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091205/665-5102
205/665-5076

Send Tax Notice to:

(Name) Phyllis B. Edwards(Address) P.O. Box 103Calera AL 35040

*****MINIMUM VALUE: \$1,000.00*****

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable considerationto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
LORENE BEARDEN, an unmarried woman(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LARRY D. BEARDEN,
DEBORAH B. CATES and PHYLLIS B. EDWARDS(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:LEGAL DESCRIPTION IS CONTAINED WITHIN EXHIBIT "A", which is attached
hereto and incorporated herewith as though fully set out herein.

BOOK 288 PAGE 609

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 24th
day of APRIL, 19 90

(Seal)

Lorene Bearden
LORENE BEARDEN

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that LORENE BEARDEN

a Notary Public in and for said County.

whose name(s) 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 24th day of APRIL, 19 909/90Phyllis B. Edwards

EXHIBIT "A"

A 20 foot easement for a driveway extending from Shelby Street to the West boundary of Sec. 21, Township 22, Range 3 West, more particularly described as follows: Commencing at the intersection of the North line of Valley Street and the West boundary of Shelby Street and run thence Northwesterly along West boundary of said Shelby Street 233 feet for point of beginning of the easement herein described; thence continue Northwesterly along West boundary of Shelby Street 20 feet to a point; thence turn an angle of 90 deg. 00' to left and run thence Southwesterly to West boundary of said Sec. 21; thence Southerly along West boundary of said Sec. 21 to its point of intersection with the North boundary of the land conveyed Jesse H. Driver and Versie Lee Driver by deed dated May 25, 1963 recorded in Probate Office of Shelby County, Alabama in Deed Book 227, page 880; thence Northeasterly along the North boundary of said Driver land to the intersection of the West boundary of Shelby Street which said driveway shall be for the benefit of all persons who own or shall own land abutting said driveway.

A parcel of land situated in the City of Montevallo, more particularly described as follows: Commence at the intersection of North line of Valley Street with West line of Shelby Street, according to Original Map of Town of Montevallo, Alabama; thence run Northwesterly along West line of said Shelby Street a distance of 133 feet to SE corner of the Jesse H. Driver lot; thence continue Northwesterly along West boundary of said Shelby Street and the Easterly boundary of the Jesse H. Driver property 100 feet to NE corner of said Driver lot which said point is on the Southerly margin of the hereinabove described easement for a driveway; thence continue Northwesterly along Westerly boundary of said Shelby Street 20 feet to Northerly boundary of said driveway for point of beginning of the parcel herein conveyed; thence continue Northwesterly along the Westerly boundary of said Shelby Street 220 feet, more or less, to center of a drainage ditch; thence Westerly along said center of said drainage ditch 178 feet, more or less, to its intersection with West boundary of Section 21; thence Southerly along West boundary of said Section 21 to its intersection with the North boundary of said hereinabove described easement; thence Northeasterly along the Northerly boundary of said easement to the point of beginning.

That part of the Peddie Bearden property located in the town of Montevallo and lying south of Shelby Street in the NE 1/4 of NE 1/4, Section 4, Township 24, Range 12 East described as follows: Begin at the northeast corner of the Peddie Bearden property and run West along the South line of Shelby Street 120 feet, to point of beginning, thence south along the west side of a 20 foot driveway 100 feet, thence West 100 feet, thence North 100 feet to Shelby Street, thence along the south side of Shelby Street East 100 feet to point of beginning. A driveway measuring 20 feet wide is reserved for the convenience of Charles and Calvin Bearden.

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 3 West and described as follows: Begin at the intersection of NW border of Valley Street and the SW border of Shelby Street and proceed Northwestward along the SW border of Shelby Street 170.87 feet, thence at an angle of 90 deg. 00' to the left 183.96 feet to point of beginning; thence continue along this line 194.69 feet to the West border of said Section 21; thence at an angle of 128 deg. 35' to the right and along said border 127.93 feet; thence at an angle of 51 deg. 25' to the right 115.00 feet; thence at an angle of 90 deg. 00' to the right 100.00 feet to point of beginning, and containing 15,484 square feet.

Lorene Bearden is the surviving spouse of Calvin Bearden, also known as Calvin C. Bearden, he having deceased on the 5 day of February, 1988; and Lorene Bearden was granted Letters Testamentary, pursuant to the Probate of the Will of said Calvin Bearden in the Probate Court of Shelby County, Alabama, said Will having been recorded at Book 71, Page 912, in said Probate Court, and said Letters Testamentary having been recorded at Book 71, Page 916, in said Probate Court.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
APR 12 1990
90 APR 25 PM 12:55

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Lorene Bearden
Lorene Bearden

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 11.00
Total	\$ 23.00