

This instrument was prepared by

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND & NO/100— (\$84,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, D. Wade Joiner and wife, Carla D. Joiner (herein referred to as grantors), do grant, bargain, sell and convey unto John Daniel Bedgood and wife, Lynda R. McKelvey Bedgood (herein referred to as GRANTEEES) 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:

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 22 Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SW Corner of said section; thence easterly along the South line of said section 307.63 feet; thence 92 deg. 19 min. 36 sec. left 336.10 feet to the point of beginning; thence continue along last stated course 135.98 feet; thence 92 deg. 22 min. 26 sec. right 344.28 feet; thence 87 deg. 34 min. 47 sec. right 135.98 feet; thence 92 deg. 25 min. 29 sec. right 344.39 feet to the point of beginning; being situated in Shelby County, Alabama. Together with right of ingress and egress over and along that certain roadway being 30 feet in width and lying immediately west of the above property.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

298 \$83,351.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

299 GRANTEE'S ADDRESS: 280AA McGuire Lane, Helena, Alabama 35080

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of June, 1990.

STATE OF ALABAMA  
SHELBY COUNTY

1. Deed Tax	1.00
2. M/T Tax	2.50
3. Insurance	3.00
4. Recording	
5. N. Tax Rec.	1.00
6. Certified Fee	
Total	\$ 7.50

D. Wade Joiner

Carla D. Joiner

(SEAL)

(SEAL)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that D. Wade Joiner and wife, Carla D. Joiner 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 conveyance, they executed the same voluntarily on the day the same bears date.

Notary Public

Given under my hand and official seal this 28th day of June A.D., 1990.

91-11-2 Bill:28