

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 889  
Pelham, Alabama 35124  
Phone (205) 988-5800  
Policy Issuing Agent for  
SAFECO Title Insurance Company



This instrument was prepared by

(Name) Mitchell A. Spears

(Address) P.O. Box 91, Montevallo, AL 35115

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA.**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Thousand and 00/100 ----- (\$20,000.00) DOLLARS

to the undersigned grantor, Household Finance Corporation of Alabama a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Raymond R. Bearden, Jr. and wife, Deborah L. Bearden

(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.

A parcel of land situated in the NE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West, described as follows: Commence at a point where the West Boundary of Highway 119 crosses the South Boundary of the NE 1/4 of NW 1/4 of Section 21, and go North 3 deg. 10' West along the West Boundary of Highway 119 for 100.00 feet; thence South 86 deg. 50' West for 150.00 feet; thence North 3 deg. 50' West for 223.80 feet; thence North 83 deg. 16' West for 237.58 feet to the point of beginning; thence continue along this line for 250.00 feet; thence South 11 deg. 29' West for 175.00 feet; thence South 83 deg. 16' East for 250.00 feet; thence North 11 deg. 29' East for 175.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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**SUBJECT TO:**

Mineral and mining rights are not insured.

Any and all municipal assessments and zoning regulations existing within the City of Montevallo, Alabama.

1. Deed Tax	<u>30.00</u>
2. _____	<u>0.00</u>
3. _____	<u>0.00</u>
4. _____	<u>0.00</u>
5. _____	<u>0.00</u>
6. _____	<u>1.00</u>
Total	<u>31.00</u>

**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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF.** the said GRANTOR, by its Asst President, R. B. Roche who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of July 1990

ATTEST:

Household Finance Corporation of Alabama

STATE OF ALA. SHELBY CO. By  
I CERTIFY THIS R. B. Roche - Asst. Vice President  
INSTRUMENT WAS FILED  
90 AUG - 1 AM 8:44

STATE OF VIRGINIA  
COUNTY OF CHESAPEAKE

a Notary Public in and for said County in said

I, the undersigned authority  
State, hereby certify that R. B. Roche, Vice-President of Household Finance Corporation of Alabama  
whose name is Asst. Vice-President of Household Finance Corporation of Alabama  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26<sup>th</sup> day of

July

1990

Lorraine J. Stewart  
Notary Public

My Commission Expires September 28, 1994