

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Michael Campbell

(Address) 216 West Cliff Drive

Birmingham, Alabama 35226

MINIMUM VALUE: \$1,000.00

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

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lorene Bearden, an unmarried woman, Phyllis Bearden Edwards, a married woman and Larry Don Bearden, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Campbell and wife, Sarah Campbell

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBITS "A" AND "B", ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

THIS IS A SECOND CORRECTIVE DEED, WHICH IS INTENDED TO CORRECT CERTAIN DEFECTS AND ERRORS, AS REGARDING THE LEGAL DESCRIPTIONS AS SET OUT IN THE DEED HERETOFORE RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA AT REAL BOOK 183, PAGE 484, AND REAL BOOK 304, PAGE 824. FURTHERMORE, THIS DEED IS INTENDED TO ASSERT THE EXPIRATION OF THE LIFE ESTATE HERETOFORE MAINTAINED BY ARNETAR L. BEARDEN, AS HERETOFORE RECORDED IN BOOK 323, PAGE 754 OF SAID PROBATE OFFICE, SHE HAVING HERETOFORE DECEASED WHILE RESIDING IN SHELBY COUNTY, ALABAMA, ON OR ABOUT OCTOBER 31, 1981.

THE REAL ESTATE HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

LORENE BEARDEN IS THE SURVIVING WIDOW OF CALVIN C. BEARDEN, HE HAVING DECEASED WHILE RESIDING IN SHELBY COUNTY, ALABAMA, ON OR ABOUT FEBRUARY 5, 1988; THUS LEAVING LORENE BEARDEN AS THE SURVIVING GRANTEE, PURSUANT TO THAT CERTAIN DEED RECORDED AT BOOK 323, PAGE 754, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

Riparian rights.

Mineral and mining rights are not insured.

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s), this 7th day of April, 19 92.

WITNESS

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

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

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

Lorene Bearden (Seal)  
Lorene Bearden

Phyllis Bearden Edwards (Seal)  
Phyllis Bearden Edwards

Larry Don Bearden (Seal)  
Larry Don Bearden

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Lorene Bearden

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 7th day of April, A.D., 19 92

3/95

L. Michele K. Camp  
Notary Public

My Commission Expires:

EXHIBIT "A"

PARCEL 1 PER SURVEY OF JIMMY A. GAY DATED OCTOBER 18, 1991

A parcel of land situated in the northwest one-quarter of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of the northwest one-quarter of said Section 4 and run south 2 degrees 41 minutes 37 seconds east along the east line of said quarter section for a distance of 1540.87 feet to a point in the centerline of Woods Creek and the point of beginning; thence continue south 2 degrees 41 minutes 37 seconds east along last described course for a distance of 711.51 feet; thence run south 82 degrees 12 minutes 29 seconds west for a distance of 282.84 feet; thence north 2 degrees 36 minutes 06 seconds west for a distance of 165.36 feet; thence run south 80 degrees 46 minutes 28 seconds west for a distance of 246.94 feet to the east right-of-way line of Shelby County Hwy. #17; thence run north 18 degrees 16 minutes 28 seconds west for a distance of 505.76 feet to a concrete Hwy. monument and point of commencement of a curve to the left, said curve having a central angle of 5 degrees 33 minutes 55 seconds, a radius of 2904.79 feet, a chord bearing of north 21 degrees 00 minutes 45 seconds west and a chord of 282.04 feet; thence run in a northwesterly direction along the arc of said curve for a distance of 282.15 feet to a concrete Hwy. monument; thence run north 23 degrees 53 minutes 41 seconds west for a distance of 167.12 feet to the point of commencement of a curve to the right, said curve having a central angle of 03 degrees 33 minutes 39 seconds, a radius of 2251.83 feet a chord bearing of north 22 degrees 06 minutes 52 seconds west and a chord of 139.92 feet; thence run along the arc of said curve for a distance of 139.95 feet to the centerline of Woods Creek; run along the centerline of Woods Creek the following courses; thence run south 44 degrees 55 minutes 24 seconds east for a distance of 28.23 feet; thence run south 34 degrees 28 minutes 27 seconds east for a distance of 23.23 feet; thence run south 35 degrees 10 minutes 45 seconds east for a distance of 41.72 feet; thence run south 33 degrees 29 minutes 42 seconds east for a distance of 51.29 feet; thence run south 40 degrees 35 minutes 14 seconds east for a distance of 48.31 feet; thence run south 19 degrees 55 minutes 10 seconds east for a distance of 67.08 feet; thence run south 45 degrees 25 minutes 21 seconds east for a distance of 55.89 feet; thence run south 88 degrees 02 minutes 29 seconds east for a distance of 48.43 feet; thence run south 68 degrees 07 minutes 06 seconds east for a distance of 49.61 feet; thence run south 71 degrees 01 minutes 55 seconds east for a distance of 56.87 feet; thence run south 71 degrees 41 minutes 26 seconds east for a distance of 56.93 feet; thence run south 78 degrees 07 minutes 39 seconds east for a distance of 55.16 feet; thence run south 79 degrees 18 minutes 57 seconds east for a distance of 48.11 feet; thence run south 70 degrees 15 minutes 00 seconds east for a distance of 54.93 feet; thence run south 83 degrees 24 minutes 49 seconds east for a distance of 53.46 feet; thence run south 79 degrees 47 minutes 55 seconds east for a distance of 68.04 feet; thence run south 74 degrees 15 minutes 23 seconds east for a distance of 57.66 feet; thence run south 89 degrees 45 minutes 59 seconds east for a distance of 31.11 feet; thence run south 72 degrees 19 minutes 45 seconds east for a distance of 33.87 feet; thence run south 86 degrees 39 minutes 22 seconds east for a distance of 48.09 feet; thence run south 85 degrees 13 minutes 28 seconds east for a distance of 64.65 feet to the point of beginning.



**EXHIBIT "B"**

**PARCEL 2 PER SURVEY OF JIMMY A. GAY DATED OCTOBER 18, 1991**

A parcel of land located in the northwest one-quarter of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, said property being more particularly described as follows:

Commence at the northeast corner of the northwest one-quarter of said Section 4 and run south 02 degrees 41 minutes 37 seconds east along the east line of said quarter section for a distance of 1540.87 feet to the centerline of Woods Creek and the point of beginning, from the point of beginning thus obtained continue south 02 degrees 41 minutes 37 seconds east along last described course for a distance of 711.51 feet; thence run north 82 degrees 12 minutes 29 seconds east for a distance of 45.05 feet; thence run north 1 degree 02 minutes 48 seconds west for a distance of 33.41 feet; thence run north 4 degrees 24 minutes 29 seconds west for a distance of 62.46 feet; thence run north 5 degrees 34 minutes 22 seconds west for a distance of 55.48 feet; thence run north 5 degrees 09 minutes 41 seconds west for a distance of 51.98 feet; thence run north 4 degrees 56 minutes 42 seconds west for a distance of 52.82 feet; thence run north 6 degrees 44 minutes 47 seconds west for a distance of 89.16 feet; thence run north 5 degrees 15 minutes 04 seconds west for a distance of 72.28 feet; thence run north 6 degrees 41 minutes 26 seconds west for a distance of 49.28 feet; thence run north 4 degrees 37 minutes 32 seconds west for a distance of 55.33 feet; thence run north 2 degrees 10 minutes 10 seconds west for a distance of 48.57 feet; thence run north 3 degrees 44 minutes 02 seconds west for a distance of 23.19 feet; thence run north 3 degrees 08 minutes 53 seconds west for a distance of 44.09 feet; thence run north 7 degrees 21 minutes 44 seconds east for a distance of 14.27 feet; thence run north 3 degrees 06 minutes 12 seconds west for a distance of 33.97 feet; thence run north 1 degree 12 minutes 14 seconds west for a distance of 47.03 feet to a point in the centerline of Woods Creek; thence run along the following courses which are the centerline of Woods Creek; thence run south 25 degrees 02 minutes 44 seconds west for a distance of 15.76 feet; thence run south 22 degrees 54 minutes 52 seconds west for a distance of 16.29 feet; thence run north 67 degrees 02 minutes 00 seconds west for a distance of 7.29 feet; thence run north 85 degrees 13 minutes 28 seconds west for a distance of 4.27 feet to the point of beginning.

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phyllis Bearden Edwards, 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 7th day of April, 1992.

J. Michelle Stamps  
Notary Public       5/95

STATE OF ALABAMA       )  
COUNTY OF ~~SHELBY~~       )  
                  De Kalb.

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Don Bearden, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of March, 1992.

Cathleen McElhenny  
Notary Public  
my Commission expires  
Aug. 24 1992

04/09/1992 3856  
11:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 HCB 16.00