

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

\$500.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that David Owens, an unmarried woman, Rita Jones, a married woman, and Susan Atchley, a married woman, hereinafter called "Party of the First Part," do(es) hereby GRANT, BARGAIN, SELL AND CONVEY unto Diane Bearden, an unmarried woman, hereinafter called "Party of the Second Part" 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 parcel of land located in the NW¼ of the NE¼ of Section 17, Township 19 South, Range 2 East and more particularly described as follows: Commence at the intersection of the north line of said NW¼ of the NE¼ (near the NE corner thereof) with the northerly edge of pavement of County Highway #82; thence run South 76 degrees 55 minutes West along said north edge for a distance of 100.0 feet; thence turn an angle left of 1 degree 57 minutes for a distance of 199.5 feet; thence turn an angle left of 7 degrees 25 minutes for a distance of 133.3 feet; thence turn an angle right of 90 degrees for a distance of 39.5 feet to the northerly right of way of said County Highway #82 and point of beginning; thence continue along last described course for a distance of 150 feet to the north line of said Section 17, Township 19 South, Range 2 East; thence run easterly along said north line for a distance of 390 feet to the northerly right of way of County Highway #82; thence run westerly along said road right of way for a distance of 350 feet, more or less, to the point of beginning.

Title derived from Deed Book 272, Page 639.

The above described lands do not constitute any part of the homesteads of any of the grantors.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property, and that certain mortgage in favor of Robinson Mortgage Company, Inc., or its assigns, recorded in the Shelby County Probate Judge's Office.

The said David Owens, Rita Jones, and Susan Atchley are all of the children and heirs at law of John O. Owens and wife, Myra Elizabeth Owens who are both deceased.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First

Inst # 1994-11186

04/06/1994-11186

11:56 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 SMA 15.00

Inst # 1994-11186

STATE OF ALABAMA)

Talladega COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that Rita Jones, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.

18 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the day of March, 1994.

Carla Persons

Notary Public

My Commission Expires: 10-11-95

STATE OF ALABAMA)

Talladega COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that Susan Atchley, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.

20 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the day of March, 1994.

Carla Persons

Notary Public

My Commission Expires: 10-11-95

SEND TAX NOTICE TO:

Diane Bearden
90 Rocky Mountain Church Road
Talladega, AL 35160

THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF TITLE BY:

Michael A. Givens
Attorney at Law
106 East First Street
Sylacauga, AL 35150

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Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this the 20 day of March, 1994 at _____, _____ County, Alabama.

PARTY OF THE FIRST PART

David Owens (L.S.)
David Owens

Rita Jones (L.S.)
Rita Jones

Susan Atchley (L.S.)
Susan Atchley

STATE OF ALABAMA)

Talladega COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that David Owens, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

20 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of March, 1994.

Carla Persons
Notary Public
My Commission Expires: 10-11-95