

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) John L. Bearden
(Address) 3496 Bearden Lane
Helena, Alabama 35080

Send Tax Notice to:

(Name) D. Elwyn Bearden
(Address) 3490 Bearden Lane
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand + ¹⁰/₁₀₀ (\$50,000) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, ~~or we,~~

John Leonard Bearden and Cathy Nix Bearden

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Barbara Johnson

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 12, Owens Industrial Park - First Addition as recorded
in Map Book 11, Page 2 in the Probate Office of Shelby
County, Alabama.

Inst # 1994-28516

09/19/1994-28516
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 58.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors and assigns, that ~~land~~ (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 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, or its successors 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 16th
day of September, 19 94.

Cherry L. Seeman (Seal)

Jerrin Woody (Seal)

(Seal)

John Leonard Bearden (Seal)

Cathy Nix Bearden (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Helen Martin, a Notary Public in and for said County, in said State, hereby
certify that John Leonard Bearden or Cathy Nix Bearden, whose name(s) were 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 19 94.

MY COMMISSION EXPIRES
FEBRUARY 13, 1998.

My Commission Expires:

3496 Bearden Lane
Helena, AL 35080

Helen Martin
Notary Public