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Eastern Office
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FAX 833-1577

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This instrument was prepared by:

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

Send Tax Notice to:

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand & no/100 (\$50,000) DOLLARS
to the undersigned grantor or ~~grantors~~ in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,
Barbara Johnson

(herein referred to as grantors), do grant, bargain, sell and convey unto

John L. Bearden and Cathy Nix Bearden

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 15, Owens Industrial Park - First Addition as recorded
in May Book 11, Page 2 in the Probate Office of Shelby
County, Alabama.

Inst # 1994-28517

09/19/1994-28517
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 58.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever;
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (~~we~~) do, for myself (~~ourselves~~) and for my (~~our~~) heirs, executors and administrators, covenant with 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 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, I have hereunto set my hand(s) and seal(s) this 16th
day of September, 19 94.

WITNESS

Theresa L. Leeman (Seal)
Jennie Woods (Seal)
____ (Seal)

Barbara Johnson (Seal)
____ (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 Barbara Johnson, whose name was 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,

was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of September A.D., 1994.

MY COMMISSION EXPIRES
FEBRUARY 13, 1998.

My Commission Expires:

Helen Martin
Notary Public

3496 Bearden Lane