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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 Twenty Thousand Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, 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 16, Owens Industrial Park - First Addition as recorded in Map Book 11, Page 2 in the Probate Office of Shelby County, Alabama.

Inst # 1995-30076

10/20/1995-30076  
10:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 28.50

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 (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 (hands) this 16th day of August, 1995.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 day of October, A.D., 1995.

MY CO.

My Commission Expires:

Notary Public

1995-30076  
Inst