

Value: \$ \_\_\_\_\_

SEND TAX NOTICE TO:

(Name) Joel E. Bearden and Peggy A. Bearden

(Address) 6234 Helena Road  
Helena, AL 35080

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) Columbiana, AL 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS

and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. E. Bearden, a widower

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

Joel E. Bearden and wife, Peggy A. 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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Inst # 1995-35403

12/11/1995-35403  
08:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11.50

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 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 said 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 7

day of December, 19 95.

WITNESS:

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

J. E. Bearden  
J. E. Bearden

(Seal)

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

(Seal)

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

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

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

hereby certify that J. E. Bearden, a widower

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 7 day of December

Helen Martin MY COMM. EXPIRES  
FEBRUARY 13, 1998.  
Notary Public.

# EXHIBIT "A"

Begin at the Northwest Corner of the NE1/4 of the SW1/4, Section 11, T-20S, R-3W; thence run easterly along the northern boundary of said 1/41/4 for 340.00 feet; thence turn an angle of 117 degrees 31 minutes 50 seconds to the right and run 402.64 feet; thence turn an angle of 90 degrees to the right and run 458.26 feet to a point on the southeast right-of-way line of Alabama Highway 261; thence turn an angle of 98 degrees 28 minutes 22 seconds to the right and run along said right-of-way for 420.40 feet to a point on the east boundary line of the SW1/4 of the NW1/4 of said Section 11; thence turn an angle of 142 degrees 25 minutes 19 seconds to the right and run 194.95 feet to the point of beginning. Said parcel is lying in the NE1/4 of the SW1/4, the NW1/4 of the SW1/4, and the SW1/4 of the NW1/4, Section 11, T-20S, R-3W, and contains 3.2 acres.

SIGNED FOR IDENTIFICATION BY GRANTOR:

J. E. Bearden  
J. E. Bearden

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