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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Acy W. Bearden

(Address) PO Box 1263
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 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 NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE Inst 1996-17397 herein, the receipt whereof is acknowledged, we,

TALMADGE MERRITTE as single man

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

ACY W. BEARDEN and wife, EVELYN 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:

05/29/1996-17397
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA

PARCEL I:

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:
Begin at the intersection of the South line of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 1 West, and the East right of way line of the Egg and Butter Road, also known as the Columbiana road; thence South 89 degrees 12 minutes 53 seconds East along the South line of said 1/4-1/4 Section a distance of 318.05 feet to an iron at the Southeast corner of said 1/4-1/4 Section; thence North 02 degrees 15 minutes 46 seconds East a distance of 513.75 feet to an iron; thence North 88 degrees 49 minutes 48 seconds West a distance of 327.74 feet to an iron on the Easterly right of way line of the above said road; thence left along the arc of a curve to the right of said right of way which has a radius of 602.71 feet, a delta angle of 31 degrees 48 minutes and a chord bearing of South 04 degrees 37 minutes East, a distance along said arc of 334.51 feet to the end of said curve; thence South 11 degrees 17 minutes 00 seconds West along said road right of way a distance of 190.20 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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 28th

day of May, 19 96

WITNESS:

(Seal) Talmadge Merritte (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Talmadge Merritte 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 28th day of May, A. D., 19 96

Mike T. Atchison
Notary Public

My Commission Expires: 10/16/96

MTA