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This instrument was prepared by:

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

Send Tax Notice to:

(Name) John L. Bearden Jr.
(Address) 3496 Bearden Lane
Helena, AL 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 Three Hundred Thirty Five Thousand DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Johnny E. Owens and Mamie Owens
(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:

Lots 17, 18, and 19 Owens Industrial Park- First Addition as recorded
in Map Book 11, Page 2. in the Probate Office of Shelby County, Alabama.

Inst # 1997-08109

03/17/1997-08109
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.50

\$700,000.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed 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 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, We have hereunto set OUR hand(s) and seal(s) this 28th day of February, 19 97.

WITNESS

John Bearden (Seal)
Billy Faulkner (Seal)
Lisa Guller (Seal)

Johnny E. Owens (Seal)
Mamie Owens (Seal)

STATE OF ALABAMA

County

General Acknowledgment

I, Michael Moore Arush, a Notary Public in and for said County, in said State, hereby certify that Johnny E. and Mamie Owens, 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, and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28 day of February, A.D., 1997.

3/31/98

My Commission Expires:

Michael Moore Arush
Notary Public