

This form furnished by: **Cahaba Title, Inc.**Eastern Office
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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 Nine Thousand DOLLARS

to the undersigned grantor or grantors in hereinafter, 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 GRANTEE), 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.

- * This is a corrective deed to state Johnny E. and Mamie Owens were married to each other at the time of this deed.

Inst # 1997-08109

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

Copy 2/1997
I certify this to be a true and correct copy
Cahaba Title, Inc.

Probate Judge
Shelby County

Inst # 1997-12507

\$700,000.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultan

TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever, in being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is covered or terminated during the joint lives of the grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and, if one does not survive the other, then the heirs and assigns of the grantors 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 GRANTEE, 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 GRANTEE, 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, 1997.

WITNESSES
John L. Bearden Jr. (Seal)
Billie Gaultner (Seal)
John Bearden (Seal)

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

STATE OF ALABAMA

County

General Acknowledgment

I, Michael Moore Arund, a Notary Public in and for said County, in said State, hereby certify that Johnny E. and Mamie Owens, whose names 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, AD. 1997.
3/31/98
My Commission Expires: Michael Moore Arund Notary Public

Inst # 1997-12507

04/23/1997-12507
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 9.50

Cahaba