

**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) Sandra K. Russell  
(Address) 100 Bearden Ln. Columbiana, AL 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-27 Rev. 1-46

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS: . . . .

That in consideration of Five Hundred and no/100 -----dollars •

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert Bearden, a married man; Sandra K. Russell, a married woman and Robert E. Bearden, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert E. Bearden and wife, Tammy Bearden

Sandra K. Russell and husband, Jeff Russell

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A 30-foot easement for ingress and egress, the centerline of which is described as follows: Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West; thence run East along the South line of said 1/4-1/4 for 887.27 feet to the Westerly right of way of County Highway No. 47; thence Northerly along said right of way for 225.39 feet to the point of beginning; thence 102 degrees 51 minutes 50 seconds left and run 633.43 feet to the point of ending.

Inst • 1997-12892

04/25/1997-12892  
03:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 11.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hands(s) and seal(s), this 25 day of April, 19 96.

(Seal)

(Seal)

(Seal)

Robert Bearden (Seal)

Robert Bearden

Sandra K. Russell (Seal)

Sandra K. Russell

Robert E. Bearden (Seal)

Robert E. Bearden

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Bearden, Sandra K. Russell and Robert E. Bearden whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of April, A. D., 19 97

Marta A. Wilder  
Notary Public.

1997-12892 Inst