

This property does not constitute
homestead for Grantor.

send tax notice to: Cecilia L. Broglio

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Thousand Three Hundred Seventy-five Dollars & 00/100 dollars (\$7,375.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Randal E. Bearden, heir at law of Rosa L. Bearden, who was the surviving grantee in that certain deed recorded in Deed Book 246, Page 638, in Probate Office; the other grantee, Allen J. Bearden, having died on or about the 23rd day of July, 1987, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Cecilia L. Broglio, hereinafter called "Grantee" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of Lot 11, of a Reserve of G.S. Cross Estate, as recorded in Map Book 5, Page 15, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South along the West line of Lot 11 for 165.66 feet; thence turn an angle to the left of 88 degrees 17 minutes 28 seconds and run Southeast for 233.88 feet to a point on the West right of way of Pinewood Road; thence turn an angle to the left of 84 degrees 57 minutes 17 seconds to the tangent of a curve to the right having a central angle of 68 degrees 20 minutes 22 seconds and a radius of 761.83 feet; thence run along the arc of said curve along the West right of way for 112.66 feet; thence run along the tangent if extended to said curve along the West right of way for 17.37 feet to the point of commencement of a curve to the left having a central angle of 19 degrees 38 minutes 52 seconds and a radius of 250.03 feet; thence run along the arc of said curve along the West right of way for 86.74 feet; thence turn an angle from the tangent if extended to said curve to the left of 93 degrees 39 minutes 42 seconds and run West for 293.88 feet to the point of beginning. Contains 1.1405 Acres.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 22 day of July, 1997 at 831 Island Street, Montevallo, AL 35115.

GRANTORS

Randal E. Bearden (L.S.)

STATE OF ALABAMA

COUNTY Shelby

ACKNOWLEDGEMENT

I, Robin H. Wilkinson, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed in the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL-OF OFFICE on this the 22 day of July, 1997.

Robin H. Wilkinson
NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES MAY 23, 2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER S. BETHESMAN
ATTORNEY AT LAW
601 DUFFIELD STREET
MONTVALLO, AL 35115
(205) 845-0377

Inst # 1997-23873

07/30/1997-23873
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 16.00

Inst # 1997-23873