

This property does not constitute homestead for Grantor.

send tax notice to: Cecilia L. Broglin

STATE OF ALABAMA)
SHELBY COUNTY) WARRANTY DEED

Inst # 1997-23874

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, **Ronald A. Bearden**, heir at law of **Rosa L. Bearden**, who ws the surviving grantee in that certain deed recorded in **Deed Book 246, Page 658, 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. Broglin**, hereinafter called "Grantees" 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 Resurvey 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 80 degrees 17 minutes 20 seconds and run Southeast for 233.08 feet to a point on the West right of way of Pineywood 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 08 degrees 20 minutes 22 seconds and a radius of 761.05 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 05.74 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 293.00 feet to the the point of beginning. Contains 1.1405 Acres.

TO HAVE AND TO HOLD to the said Grantees 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 Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted 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 Grantees and the heirs and assigns of the Grantees 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 23 day of July, 1997 at 831 Island Street, Montevallo, AL 35115.

GRANTORS
Ronald A. Bearden (L.S.)

(L.S.)

STATE OF ALABAMA) ACKNOWLEDGEMENT

COUNTY DeKalb
Jean Fricks

Ronald A Bearden

, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to 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 23 day of July, 1997.

Jean Fricks
NOTARY PUBLIC
My Commission Expires: 1-27-98

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISREET STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1997-23874

07/30/1997-23874
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00