

This property does not constitute homestead for Grantor.

send tax notice to: Travis Alldredge

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

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 was 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 Travis L. Alldredge and wife, Cecilia Anne Alldredge, 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:

RAB
Alldredge

RAB

Inst # 1997-23876

Commence 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 to the point of beginning; from the point of beginning thus obtained continue along the last described course for 236.23 feet; thence turn an angle to the left of 83 degrees 21 minutes 50 seconds and run Southeast for 131.42 feet; thence turn an angle to the right of 15 degrees 33 minutes 18 seconds and run Southeast for 59.07 feet; thence turn an angle to the right of 07 degrees 49 feet 38 seconds and run Southeast for 22.39 feet to a point on the West right of way of Pineywood Road; thence turn an angle to the left of 120 degrees 01 minutes 06 seconds and run North along the west right of way for 51.60 feet to the point of commencement of a curve to the right having a central angle of 14 degrees 45 minutes 15 seconds and a radius of 751.85 feet; thence run along the arc of said curve along the West right of way for 196.18 feet; thence turn an angle from the tangent if extended to said curve to the left of 95 degrees 02 minutes 43 seconds and run Northwest for 233.08 feet to the point of beginning. Contains 1.1408 Acres.

Subject to a 15 feet Easement lying 7.5 feet on either side of the South line of the above described parcel.

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)
COUNTY OF DeKalb)
Jean Fricks

ACKNOWLEDGEMENT

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:

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

Inst # 1997-23876

07/30/1997-23876
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50