

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED ONE THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$101,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, D. Elwyn Bearden and wife, Debby S. Bearden, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Bobby R. Ellison, a married man, (hereinafter referred to as 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 the County of Shelby and State of Alabama, to-wit:

Commence at the NW Corner of the Section 24, Township 20 South, Range 3 West; thence S 06 deg. 28' 43" E and run along the west 31' 17" E and at right angle to said W line, run a distance of 286.04 feet to the westerly right of way line of Atlantic Coast line Railroad said point lying on a curve to the left having a radius of 1,566.86 feet, a central angle of 4 deg. 26 min. 13 sec. and subtended by chord bears S 34 deg. 50' 38" E a distance of 121.31 feet; thence along the arc of said curve and said R.O.W. line a distance of 121.34 feet to a point on said curve and the point of beginning. Thence continue along the arc of said curve and said R.O.W. line a distance of 180.45; said curve having a radius of 1,566.86 feet a central angel of 6 deg. 35 min. 55 sec. and subtended by a chord which bears S 40 deg. 21 min. 42 sec. a chord distance of 180.35 feet; thence leaving said R.O.W., S 69 deg. 22' 24" W a distance of 276.43 feet to a point on the easterly right of way line of Louisville and Nashville Rail Road (100 feet R.O.W.); thence N 13 deg. 36' 50" W along said right of way line distance of 50.09 feet to the beginning of a curve to the left having a radius of 1,646.82 feet, a central angle of 4 deg. 17 min. 44 sec. and subtended by a chord which bears N 15 deg. 45 min. 42 sec W a distance of 123.43; thence along the arc of said curve and said R.O.W. line a distance of 123.46; thence leaving said R.O.W., N 70 deg. 13 min. 14 sec. E a distance of 198.97 feet to the point of beginning. Containing 0.92 acres more or less.

Note: This is not the homestead property as to the Grantor as defined in the Code of Alabama §6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1997-40210

12/10/1997-40210
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 112.50

Inst # 1997-40210

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 5th day of December, 1997.

D. Elwyn Bearden
D. Elwyn Bearden

Debby S. Bearden
Debby S. Bearden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that D. Elwyn Bearden and wife, Debby S. Bearden, whose names 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 the 5th day of December, 1997.

Onnie D. Dickerson, III
Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/00

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