

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

Description and deed reference furnished by
John Gary Ray

SEND TAX NOTICE TO:

(Name) Robert E. Owens, Jr.

(Address) 3492 Bearden Lane
Helena, AL 35080

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-8 Rev. 5/83

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - 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 or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BEARDEN FAMILY PARTNERSHIP, LTD.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Owens, Jr. and Denise Owens

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

PARCEL A:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 20 South, Range 3 West; thence run easterly along the north boundary of said 1/4-1/4 for 769.27 feet; thence turn an angle of 118 degrees 52 minutes 54 seconds to the right and run 218.80 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 185.84 feet to a point; thence turn an angle of 86 degrees 47 minutes 01 seconds to the left and run 45.07 feet to a point; thence turn an angle of 92 degrees 08 minutes 49 seconds to the left and run 199.64 feet to a point; thence turn an angle of 104 degrees 03 minutes 40 seconds to the left and run 50.00 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4, Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

According to the survey of John Gary Ray, Re. P.E. & L.S. 12295, dated December 22, 1997.

Subject to restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 29th

day of December, 19 97

WITNESS:

(Seal)

BEARDEN FAMILY PARTNERSHIP, LTD.

By: Joel E. Bearden, Jr. Its Partner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

SEE NOTARY ACKNOWLEDGEMENT ON REVERSE SIDE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joel E. Bearden, Jr., Partner, Bearden Family Partnership, Ltd. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, A.D., 19 97

Notary Public

01/08/1998-00542
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL

Inst # 1998-00542

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joel E. Bearden, Jr., whose name as Partner of Bearden Family Partnership, LTD., a limited partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN UNDER MY HAND THIS THE 29TH DAY OF DECEMBER, 1997.

My Commission Expires: 3/26/98

David Rasco
Notary Public

Inst # 1998-00542

01/08/1998-00542
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 11.50