

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.
Description and deed reference furnished by John Gary Ray

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) **BEARDEN FAMILY PARTNERSHIP, LTD.**

(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 1-1-87 Rev. 1-88

WARRANTY DEED—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** -----dollar

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Robert E. Owens, Jr. and wife, Denise Owens

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BEARDEN FAMILY PARTNERSHIP, LTD.

(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PARCEL C:

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 404.64 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 2.01 feet; thence turn an angle of 90 degrees 39 minutes 45 seconds to the right and run 90.59 feet; thence turn an angle of 145 degrees 49 minutes 56 seconds to the right and run 10.10 feet to a point; thence turn an angle of 36 degrees 43 minutes 18 seconds to the right and run 82.30 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 to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of December, 1997.

(Seal)

Robert E. Owens, Jr.

(Seal)

(Seal)

Denise Owens

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Owens, Jr. and Denise Owens, husband and wife 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 29th day of December, A. D., 1997

Notary Public.

01/08/1998-00544
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT WRITE

1998-00544