

VALUE: \$ 500.00

**SEND TAX NOTICE TO:**

✓ Patricia A. Bearden

175 Bearden Lane

Columbiana, Alabama 35051

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and love and affection to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Robert E. Bearden, John E. Bearden, Sandra Kay Russell, and Tana Schaefer**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Patricia A. Bearden** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, Township 20 South, Range 1 West; thence run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 659.22 feet; thence 88 deg. 58 min. 35 sec. right run 300.0 feet; thence 91 deg. 01 min. 12 sec. right run 456.75 feet; thence 90 deg. 29 min. 42 sec. left run 210.09 feet; thence 102 deg. 15 min. 40 sec. right run 210.00 feet to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence 77 deg. 44 min. 40 sec. right run 467.27 feet to the point of beginning.

Also a 30 foot easement for ingress & egress, the centerline of which is described as follows: Commence at the Southwest corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, Township 20 South, Range 1 West; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 887.27 feet to the Westerly right of way of County Highway No. 47; thence Northerly along said right of way for 225.39 feet to the point of beginning; thence 102 deg. 51 min. 50 sec. left and run 633.43 feet to the point of ending.

Being situated in Shelby County, Alabama

Mineral and mining rights reserved and excepted herefrom.

The above described property constitutes no part of the homestead of any of the grantors.

This deed is executed for the purpose of conveying property to grantee which was owned by Robert Bearden at the time of his death on December 20, 1997. The grantors herein are all of the children ever born to the said Robert Bearden and grantee is the widow of Robert Bearden, deceased.

**TO HAVE AND TO HOLD** to the said grantee, 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 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.

03/06/1998-07869  
10:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 13.50

69820-8661 1991

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 19  
day of February, 1998.

Robert E. Bearden (SEAL)  
Robert E. Bearden

John E. Bearden (SEAL)  
John E. Bearden

Sandra Kay Russell (SEAL)  
Sandra Kay Russell

Tana Schaefer (SEAL)  
Tana Schaefer

Inst # 1998-07869

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert E. Bearden, John E. Bearden, and Sandra Kay Russell**, 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 19 day of February, 1998.

Frank Ellis  
Notary Public

STATE OF TENNESSEE  
Davidson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tana Schaefer**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 1998.

Kelley A. Jones  
Notary Public

Inst # 1998-07869

03/06/1998-07869  
10:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PECUNATE  
002 MCD (3.50)