

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

(Address) 2491 Pelham Parkway

Pelham, AL 35124

SEND TAX NOTICE TO:

Alton R. Bearden

Suzanne K. Bearden

704 Shelby Forest Trail

Chelesa, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourty-Seven Two Hundred Thirty and no/100-----DOLLARS

to the undersigned grantor, J. Harris Development Corporation
a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which
is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Alton R. Bearden and wife Suzanne K. Bearden

(herein referred to as GRANTEEES) 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:

Lot 54, according to the Survey of Shelby Forest Estates, as recorded in Map Book
21 page 117 A & B in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 137,230.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee
simple of said premises, that they are free from all encumbrances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns
shall, warrant and defend same to the said GRANTEEES, their heirs, executors and assigns forever, against the
lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Jack A. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the
27th day of February, 19 98

ATTEST:

Secretary

J. Harris Development Corporation

By Jack A. Harris

Jack A. Harris Vice President

03/13/1998-08732

09:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said State, hereby
certify that Jack A. Harris
whose name as Vice President of J. Harris Development Corporation
a corporation, 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 officer and with full authority, executed
the same voluntarily for and the act of said corporation,

Given under my hand and official seal, this the 27th day of February 19 98

James A. Williams
3-12-2001 Notary Public

Inst # 1998-08732