

Send Tax Notice to:
Rosetta Bean,
P.O. Box 624, Calera, AL 35040

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and other good and valuable consideration**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Rosetta Bean**, an unmarried woman, (herein referred to as grantor) do grant, bargain, sell and convey unto **Alvin Melton, Gender Bean, Genale Bean, and Charles Cannon**, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 Section a distance of 1,078.48 feet to a point marked by an existing steel pipe on the South edge of the Old Spring Creek Gravel Road and the point of beginning of the property being described; thence continue along last described course and along an existing fence line a distance of 1,320.00 feet to a steel pin corner set at the intersection of two (2) old fences, thence turn a deflection angle of 124 deg. 27' 33" to the right and run Northwesterly along an old existing fence line a distance of 700.00 feet to a steel pin corner, thence turn a deflection angle of 55 deg. 32' 17" to the right and run Northerly parallel with the East line of the SW 1/4 of the NW 1/4 of said Section 20 a distance of 1,320.00 feet to a point at an existing fence corner on the South edge of the same said Old Spring Creek Gravel Road, thence turn a deflection angle of 124 deg. 27' 33" to the right and run Southeasterly and South of said Road a distance of 700.00 feet to the point of beginning, containing 17.49 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

According to survey dated November 17, 1988, of Joseph E. Conn, Jr., Ala. Reg. No. 9049.

Less and except approximately 1.0 acre heretofore conveyed to Jessie Bean.

SUBJECT TO A LIFE INTEREST AND LIFE ESTATE RESERVED BY THE GRANTOR, ROSETTA BEAN.

TO HAVE AND TO HOLD to the said grantee, their heirs and assigns forever, subject to life interest and life estate reserved by the grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, we have hereunto set our hands and seals this 13 day of Nov, 1998.


Rosetta Bean

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosetta Bean, 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 13 day of Nov, 1998.


Notary Public

10/05/1999-41477
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 11.00

Inst # 1999-41477