

SEND TAX NOTICE TO:

(Name) ✓ Frances Lewis
3509 Bearden Lane
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Frances Lewis
3509 Bearden Lane
(Address) Helena, AL 35080

Form 1-14 Rev. 6/88

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 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

Frances B. Lewis and Sherry Leemon

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

Shelby

County, Alabama to-wit:

0.09 ACRE PARCEL: Commence at the Northwest Corner of the NE1/4 of the SW1/4, Section 2, T-20S, R-3W; thence run southerly along the west boundary of the NE1/4 of the SW1/4 and the west boundary of the SE1/4 of the SW1/4 of said Section 2 for 1419.25 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 90.00 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes to the left and run along a curve to the left having a radius of 59.11 feet and a central angle of 65 degrees 44 minutes 53 seconds, for an arc distance of 67.83 feet to a point; thence continue along a tangent section for 28.15 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 71.80 feet to the point of beginning. Said parcel is lying in the SE1/4 of the SW1/4, Section 2, T-20S, R-3W, and contains 0.09 acre.

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 grantees 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, _____ have hereunto set _____ hand(s) and seal(s), this _____

day of Oct. 29, 1999.

WITNESS:

Jerrine W. Mason (Seal)
Melvin Fortin (Seal)
Martha Chandler (Seal)

Joel E. Bearden, Jr. (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, Helen F. Martin, a Notary Public in and for said County, in said State,

hereby certify that Joel E. Bearden Jr.
whose name was 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, A.D., 1999

Helen F. Martin

Notary Public

Inst # 1999-47085
11/17/1999-47075
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00