

203/663-5076

MINIMUM VALUE: \$1,000.00

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

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

HENRY CLIFFORD BEARDEN, an unmarried man

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

MICHEAL G. BEARDEN, and CLIFFORD B. BEARDEN, AS TENANTS IN COMMON

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

02/29/2000-06253  
09:36 AM CERTIFIED  
MAIL ROOM OF MONTANA  
5  
003 1996 15 20

Begin at the NW corner of the SW quarter of the northwest quarter of Section 19, Township 20, Range 2 West, run thence South along the West boundary line of said Section 19, 751.0 feet to the point of beginning.

Thence with an angle of 89 degrees 59 minutes to the left 790.0 feet; thence with an angle of 89 degrees and 59 minutes to the right 1468 feet; thence an angle of 133 degrees and 59 minutes to the right 293.3 feet; thence with an angle of 39 degrees and 48 minutes to the left 176.1 feet; thence an angle of 14 degrees and 58 minutes to the left 240.1 feet; thence with an angle 15 degrees and 48 minutes to the left 187.5 feet; thence with an angle 116 degrees and 45 minutes to the right 1372.1 feet to the point of beginning, containing 23.9 acres more or less situated on the southwest quarter of the northwest quarter, and the northwest quarter and the northwest quarter of the southwest quarter of Section 19, Township 20, Range 2 West.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", AND FULLY INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
day of February, 2000

Henry Clifford Bearden (Seal)  
HENRY CLIFFORD BEARDEN

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المادة ١٤٤:

### General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that HENRY CLIFFORD BEARDEN

a Notary Public in and for said County.

whose name(s) 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 executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 25<sup>th</sup> day of February, ~~19~~ 2000

**My Commission Expires:**

**Notary Public**

EXHIBIT "A"

STATE OF ALABAMA )  
COUNTY OF SHELBY )

HEIRSHIP AFFIDAVIT

COME NOW Henry Clifford Bearden, Sandra Gale Mulkins, Micheal G. Bearden and Clifford B. Bearden, as Affiants herein, and after first been duly sworn, said Affiants do hereby say and depose as follows:

1. That each of the hereinabove designated Affiants have personal knowledge of the facts stated herein.
2. That on or about the 11<sup>th</sup> day of May, 1999, Mary Grace Bearden deceased, while being the owner and seized of certain property located in Shelby County, Alabama, hereinafter more specifically described, as follows:

Begin at the NW corner of the SW quarter of the northwest quarter of Section 19, Township 20, Range 2 West, run thence South along the West boundary line of said Section 19, 751.0 feet to the point of beginning.

Thence with an angle of 89 degrees 59 minutes to the left 790.0 feet; thence with an angle of 89 degrees and 59 minutes to the right 1468 feet; thence an angle of 133 degrees and 59 minutes to the right 293.3 feet; thence with an angle of 39 degrees and 48 minutes to the left 176.1 feet; thence an angle of 14 degrees and 58 minutes to the left 240.1 feet; thence with an angle 15 degrees and 48 minutes to the left 187.5 feet; thence with an angle 116 degrees and 45 minutes to the right 1372.1 feet to the point of beginning, containing 23.9 acres more or less situated on the southwest quarter of the northwest quarter, and the northwest quarter and the northwest quarter of the southwest quarter of Section 19, Township 20, Range 2 West.

3. The above designated decedent died intestate, and at the time of her death, decedent's legal residence was located at 1269 Highway 52 East, Pelham, Alabama 35124, with said residence being located within Shelby County, Alabama.
4. The Affiants herein further state that said decedent left surviving the following persons, as heirs, or otherwise interested in her estate:

Henry Clifford Bearden, surviving spouse  
1269 Hwy. 52 East  
Pelham, AL 35124

Sandra Gale Mulkins, surviving daughter  
P. O. Box 1362  
Pelham, AL 35124

Micheal G. Bearden, surviving son  
1270 Hwy. 52 East  
Pelham, AL 35124

Clifford B. Bearden, surviving son  
610 Hwy. 35  
Pelham, AL 35124

5. There were no adopted children or heirs otherwise interested in the estate of the above-designated decedent, than those hereinabove designated.
6. Upon the date of decedent's decease, she was in full and complete possession of the above-described property, using same as her homestead premises.
7. Each of the above-designated Affiants are over the age of twenty-one (21) years, and competent to execute this Affidavit.
8. All debts and charges against the estate of the above-designated decedent have heretofore been paid and fully satisfied.

Henry Clifford Bearden  
HENRY CLIFFORD BEARDEN, Affiant

Sandra Gale Mulkins  
SANDRA GALE MULKINS, Affiant

Michael G. Bearden  
MICHEAL G. BEARDEN, Affiant

Clifford B. Bearden  
CLIFFORD B. BEARDEN, Affiant

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

Sworn to and subscribed before me this the 25<sup>th</sup> day of February,  
2000.

L. Michelle R. Stamp  
Notary Public  
My commission expires: 5/17/2003

Inst # 2000-06253

02/29/2000-06253  
08:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 1995 15.50