

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) John L. Bearden, Jr.

(Address) 3496 Bearden Lane,  
Helena, Ala 35080

This instrument was prepared by: MIKE T. ATCHISON  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John J. Galliera and wife, Cyndy G. Galliera

(herein referred to as grantors) do grant, bargain, sell and convey unto  
John L. Bearden, Jr. and Cathy N. Bearden

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

County, Alabama to-wit:

Commence at the southeast corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter a distance of 95.0 feet to a point on the easterly right of way line of the L & N Railroad right of way; thence run North 27 degrees 51 minutes West along said right of way line a distance of 2,726.80 feet to a point; thence run North 78 degrees 09 minutes East a distance of 681.23 feet to the point of beginning of the property being described; thence continue along last described course a distance of 450.77 feet to a point; thence turn a deflection angle of 96 degrees 46 minutes 01 second right and run southerly along the west line of a gravel surfaced road a distance of 385.25 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds right and run westerly a distance of 210.00 feet to a point; thence turn a deflection angle of 28 degrees 41 minutes 16 seconds right and run a distance of 301.47 feet to a point; thence turn a deflection angle of 109 degrees 18 minutes 39 seconds right and run a distance of 86.26 feet to a point; thence turn a deflection angle of 64 degrees 01 minutes 04 seconds left and run a distance of 134.94 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. A.P.R.L.S. #9049, dated October 9, 1991.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2000-12329

04/14/2000-12329

08:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MRS 148.50

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, WE have hereunto set our hand(s) and seal(s), this 13th

day of April, 2000

WITNESS:

(Seal)

John J. Galliera

(Seal)

(Seal)

Cyndy G. Galliera

(Seal)

(Seal)

Cyndy G. Galliera

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John J. Galliera and Cyndy G. Galliera whose name is 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 13th day of April, A.D. 2000

My Commission Expires: 10/16/2000

Notary Public