

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
John L. Bearden, Jr.
1699 Spring Creek Road
Montevallo, Alabama 35115

STATE OF ALABAMA

**STATUTORY WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO SURVIVOR**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Million Three Hundred Seventy Five Thousand and 00/100 Dollars (\$1,375,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Susan P. Wilder White, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **John L. Bearden, Jr. and wife, Cathy N. Bearden** (hereinafter referred to as GRANTEES), 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 the County of **Shelby** and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Note: Susan P. Wilder White and Susan P. Wilder are one and the same person.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto GRANTEES 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the **21st** day of **May, 2004**.


Susan P. Wilder White

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Susan P. Wilder White, an unmarried woman**, 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 the **21st** day of **May, 2004**.


G. Wray Morse, Notary Public

My Commission Expires: **9/10/2004**

EXHIBIT "A"

PARCEL I:

A tract of land which is situated in NE ¼ of Section 22, Township 22 South, Range 3 West, and the remainder in the NW ¼ of SE ¼ of said Section 22, and more particularly described as follows:

Begin at the NE corner of the SE ¼ of NE ¼ of Section 22, and go Westward along the North line of said ¼ - ¼ Section 528.22 feet to the point of beginning; thence at an azimuth of 344°09' a distance of 46.08 feet; thence at an azimuth of 302°00' a distance of 192.20 feet; thence at an azimuth of 259°37' a distance of 378.00 feet; thence at an azimuth of 333°41' a distance of 113.80 feet; thence at an azimuth of 255°26' a distance of 124.15 feet; thence at an azimuth of 298°50' a distance of 249.25 feet; thence continue in the same straight line 30 feet more or less, to the center line of Spring Creek; thence continue in a Southwesterly direction along center line of Spring Creek about 549.00 feet to the junction of Spring and Dry Creek; thence in a Southwesterly and then in a Southeasterly direction along Dry Creek about 2237.00 feet to intersection with Northwest border of paved County Highway; thence in a Northeasterly direction along this highway border 2143.25 feet; thence at an azimuth of 299°30', a distance of 89.8 feet; thence at an azimuth of 344°09' a distance of 146.32 feet to a point of beginning. Situated in Shelby County, Alabama.

PARCEL IIA:

A tract of land situated in NE ¼ of Section 22, Township 22 South, Range 3 West, and more particularly described as follows:

Commence at the Northeast corner of the Northeast ¼ of the Southeast ¼ of Section 15, Township 22 South, Range 3 West, and go North 89°50' West along the North boundary of the Southeast ¼ of said Section for 2541.27 feet to the centerline of Shoal Creek; thence down centerline of Shoal Creek as follows: Go South 25°28' 191.08 thence South 36°43' East for 185.74 feet; thence South 54°19' East for 130.04 feet; thence South 60°57' for 115.83 feet; thence South 09°41' East for 96.02 feet; thence South 26°29' West for 150.38 feet; thence South 66°51' West for 186.98 feet; thence South 64°58' West for 230.57 feet; thence South 51°11' West for 173.40 feet; thence South 09°40' West for 128.15 feet; thence South 34°05' West for 140.41 feet; thence North 75°17' West for 215.69 feet; thence North 81°48' West for 244.76 feet; thence South 70°27' West for 222.41 feet; thence South 51°58' West for 136.89 feet; thence South 48°34' West for 188.97 feet; thence South 18°40' West for 124.12 feet; thence South 06°55' East for 83.51 feet; thence South 70°16' East for 120.54 feet; thence South 44°28' East for 137.44 feet; thence South 34°23' East for 195.16 feet; thence South 52°37' East for 69.45 feet; thence South 22°18.5' East for 222.79 feet; thence South 01°32.5' West for 212.20 feet; thence South 02°58' East for 269.10 feet; thence South 04°56' East for 187.44 feet; thence South 04°06' West for 131.57 feet; thence South 18°01' West for 279.76 feet; thence South 60°16' West for 174.81 feet; thence South 40°32' West for 105.31 feet; thence South 34°28' West for 51.97 feet, a point where the centerline of Shoal Creek intersects the centerline of Spring Creek; thence up the centerline of Spring Creek as follows: Go South 89°02' East for 116.63 feet; thence South 46°55' East for 188.92 feet; thence South 77°07' East for 313.84 feet; thence South 86°42' East for 374.01 feet; thence North 78°27' East for 192.62 feet; thence North 56°14' East for 139.57 feet; thence North 89°56' East for 121.59 feet; thence South 60°02' East for 183.36 feet; thence South 85°08' East for 145.87 feet; thence South 57°31' East for 243.81 feet to a point where the centerline of Spring Creek intersects the centerline of Dry Creek; thence continue up the Centerline of Spring Creek as follows: Go North 56°31' East for 185.45 feet; thence North 57°52' East for 232.22 feet; thence North 25°45' East for 130.80 feet; thence North 03°16' West for 84.43 feet; thence North 28°01' East for 171.10 feet; thence North 14°27' East for 101.80 feet; thence North 42°15' East for 116.99 feet to the POINT OF BEGINNING; thence departing from the centerline of Spring Creek go South 51°33' East for 643.83 feet; thence South 48°51.3' East for 42.34 feet; thence North 49°45' East for 248.00 feet; thence North 33°53' West for 100.82 feet; thence North 71°02' West for 138.69 feet; thence North 03°52' West for 90.75 feet; thence South 64°58' West for 50.98 feet along Southerly side of an existing chert road to the PC of a non-tangent curve to the right with a radius of 83.72 feet, a central angle of 59°59'54" and a chord bearing of South 88°32' West; thence along said side of the chert road an arc length of 87.67 feet; thence go North 42°50' West for 162.71 feet along the side of the dirt road to the centerline of Spring Creek; thence South 71°07' West for 1.84 feet; thence South 88°30'30" West for 117.89 feet; thence North 83°53' East for 42.82 feet; thence North 38°09' East for 131.11 feet along said creek centerline; thence South 54°53' West for 135.87 feet to the POINT OF BEGINNING.

CONTINUED:

PARCEL III:

A parcel of land in the East half of the NE ¼ of Section 22, and in the NW ¼ of the NW ¼ of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 22; thence run South 38°02' East a distance of 663.36 feet to a point on the Northwestern right of way of Shelby County Highway #12, and point of beginning; thence run South 40°31' West along said right of way a distance of 606.10 feet; thence run South 40°22' West: along said right of way a distance of 647.88 feet; thence run North 59°47' West a distance of 89.80 feet; thence run North 15°09' West a distance of 258.44 feet; thence run 51°45' West a distance of 146.24 feet; thence run North 48°51'-½' West a distance of 127.58 feet; thence run North 49°45' East a distance of 517.03 feet; thence run North 13°45'-¼' West a distance of 154.41 feet to a point of the Southerly side of an unpaved road; thence run North 38°09' East along said road a distance of 270.64 feet; thence run North 50°42'-¼' East along said road a distance of 233.67 feet to the P.C. of a curve to the right having a central angle of 83°25'44" and a radius of 82.18 feet; thence run along the arc of said curve a distance of 119.37 feet to the P.T. of said curve; thence run South 48°51'22" East along said road a distance of 500.91 feet to a point on the Northwestern right-of-way of said Shelby County Highway #12; thence run South 40°31' West along said right-of-way a distance of 8.00 feet to the point of beginning.

According to survey of Anos Cory, R.L.S. #10550, dated April 8, 1981.

PARCEL "A":

A parcel of land in the East half of the NE ¼ of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 22; thence run South 38°02' East a distance of 663.36 feet to a point on the Northwestern right of way of Shelby County Highway #12; thence run South 40°31' West along said right of way a distance of 606.10 feet; thence run South 40°22' West along said right of way a distance of 647.88 feet; thence run North 59°47' West a distance of 89.80 feet; thence run North 15°09' West a distance of 192.40 feet to the POINT OF BEGINNING; thence run North 57°17' West a distance of 192.20 feet; thence run South 80°20' West a distance of 378.00 feet; thence run North 25°36' West a distance of 113.80 feet; thence run South 76°09' West a distance of 124.15 feet; thence run North 60°27' West 249.25 feet to the centerline of Spring Creek; thence run North 03°16' East a distance of 84.83 feet along said centerline; thence run North 28°01' East a distance of 171.10 feet; thence run North 14°27' East along said centerline a distance of 116.91 feet to a point; thence leaving said creek centerline run South 81°33' East a distance of 643.83 feet; thence run South 48°51'30" East a distance of 127.58 feet; thence run South 51°45' East a distance of 146.24 feet; thence run South 15°09' East a distance of 66.04 feet to the POINT OF BEGINNING.

Less and except any part of subject property lying within a road right of way. (All parcels)