## THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

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

Send Tax Notice to: Robert E. & Tammy V. Bearden 106 Bearden Lane

# WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

> PATRICIA A. BEARDEN, A Widow WOMAN

(herein referred to as grantor) grant, bargain, sell and convey unto,

ROBERT E. BEARDEN AND TAMMY V. BEARDEN

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, towit:

Easement for ingress, egress, and utilities on property described in EXHIBIT A.

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the household of the grantor, or of her spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of March, 2005.

PATRICIA A. BEARDEN 

> 20050329000143490 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 03/29/2005 03:59:24PM FILED/CERT

STATE OF ALABAMA) SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

PATRICIA A. BEARDEN

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 29th day of Mauf

Notary Public

My Commission Expires: 3-19-08

Exibit A

# EASEMENT A

A 30' UTILITY EASEMENT LYING 15' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE N02°02'50"E, A DISTANCE OF 659.22'; THENCE S88°58'35"E, A DISTANCE OF 300.00'; THENCE S36°28'58"E, A DISTANCE OF 128.06' TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S44°58'57"W, A DISTANCE OF 97.25'; THENCE S37°23'08"W, A DISTANCE OF 26.61' TO THE POINT OF ENDING OF SAID CENTERLINE.

#### EASEMENT B

A 30' UTILITY EASEMENT LYING 15' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE N02°02'50"E, A DISTANCE OF 659.22'; THENCE S88°58'35"E, A DISTANCE OF 300.00'; THENCE S36°28'58"E, A DISTANCE OF 128.06'; THENCE S44°58'57"W, A DISTANCE OF 97.25'; THENCE S37°23'08"W, A DISTANCE OF 26.61' TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S46°50'58"W, A DISTANCE OF 100.12'; THENCE S15°47'34"E, A DISTANCE OF 174.26'; THENCE S89°09'38"E, A DISTANCE OF 291.25' TO THE POINT OF ENDING OF SAID CENTERLINE.

### NOTES:

BEARINGS ARE BASED ON ASSUMED DATUM.

THESES LEGALS ARE BASED ON A SURVEY COMPLETED BY LARRY W. CARVER, AL. REG. #15454, DATED NOVEMBER 6, 1992.

20050329000143490 2/2 \$19.00 Shelby Cnty Judge of Probate, AL 03/29/2005 03:59:24PM FILED/CERT

Shelby County, AL 03/29/2005 State of Alabama

Deed Tax:\$5.00