20060112000020270 1/5 $77.00
Shelby Cnty Judge of Probate,AL
01/12/2006 11:17:40AM FILED/CERT

50,000
AWB
66.26%
in Shelby County, AL

Send tax notice to:
Ralph W. Bearden
5915 Highway 57
Vincent, Alabama 35178

This Instrument Prepared By:
Leonard Wertheimer, III, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS:
ST. CLAIR COUNTY and)
SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Joel W. Bearden, Jr., a married person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Ralph W. Bearden, Monta Faye Bearden, Ralph W. Bearden, Jr., Alfred W. Bearden, Cynthia B. Carroll, and Ramona B. Martin, as tenants in common (hereinafter referred to as "Grantees"), all of my undivided one-half (½) interest in and to the following described real estate situated in St. Clair County and Shelby County, Alabama, to-wit:

TOWNSHIP 18 SOUTH, RANGE 2 EAST

Section 11:

All that part of the NE ¼ of the SE ¼ that lies between the old original Kendrick's Mill Road and Kelly's Creek.

Section 12:

Parcel 1:
All that part of the NW ¼ of the SW ¼ that lies between the old original Kendrick's Mill Road and Kelly's Creek.

Parcel 2:
All that part of the SW ¼ of the SW ¼ that lies between the old original Kendrick's Mill Road and Kelly's Creek.

Parcel 3:
The SE ¼ of the Section.

Parcel 4:
The East ½ of the SW ¼.

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Parcel 5:
The SE ¼ of the NW ¼ **LESS and EXCEPT** the following described property and easement conveyed by Deed recorded in the Probate Office of Shelby County, Alabama in Book 55, Page 505 to Ralph W. Bearden, Jr. and wife Carolyn T. Bearden:

Commence at the NE corner of Section 12, Township 18 South, Range 2 East, thence proceed in a Southerly direction along the East boundary of said Section for a distance of 2217.08 feet to a point; thence turn an angle of 90°00'00" to the right and proceed in a Westerly direction for a distance of 3176.47 feet to a point, being the point of beginning of the parcel of land herein described; thence turn an angle of 15°07'11" to the right and run 230.00 feet to a point; thence turn an angle of 90°00' to the left and run 282.00 feet to a point; thence turn an angle of 90°00' to the left and run 230.00 feet to a point; thence turn an angle of 90°00' to the left and run 282.00 feet to the point of beginning. Said parcel of land is lying in the SE¼ of the NW¼, Section 12, Township 18 South, Range 2 East. **TOGETHER WITH A 20 FOOT DRIVE EASEMENT**: Commence at the NE corner of Section 12, Township 18 South, Range 2 East, thence proceed in a Southerly direction along the East boundary of said Section for a distance of 2217.08 feet to a point; thence turn an angle of 90°00'00" to the right and proceed in a Westerly direction for a distance of 3176.47 feet to a point; thence turn an angle of 74°52'49" to the left and run to a point; thence turn an angle of 90°00' to the right and run 66.28 feet to a point being the point of beginning of the easement herein described; thence turn an angle of 111°57'12" to the left and proceed along the centerline of said easement along a tangent for 70.50 feet to a point; thence continue along said centerline, being in a curve to the right having a radius = 57.22 feet and having a central angle of 29°22'46" for an arc distance of 29.34 feet to a point; thence continue along said centerline along a tangent for a distance of 40.44 feet to a point; thence continue along said centerline, being in a curve to the left having a radius = 29.02 feet and having a central angle of 54°40'04", for an arc distance of 27.69 feet to a point; thence continue along said centerline along a tangent for a distance of 131.78 feet to a point, being a point on the centerline of Shelby County Highway #57 being the point of ending of said easement. Said easement shall be 10 feet in width on each side of the above described centerline. Said easement is located in the SE¼ of the NW¼ and the NE ¼ of the SW ¼ , Section 12, Township 18 South, Range 2 East.

Parcel 6:
The East ½ of the NE ¼.

Parcel 7:
The SW ¼ of the NE ¼.

Parcel 8:
A tract of land being three or four acres, more or less, being a part of the NE ¼ of the NW ¼; being all that part of said ¼-¼ which lies Southeast of the top of the ridge, said top of the ridge being the line.

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Parcel 9:
The NW ¼ of the NE ¼, **LESS AND EXCEPT**, three or four acres, more or less, off the NW corner, making the top of the ridge the line.

Section 13:

Parcel 1:
The NW ¼ of the NE ¼.

Parcel 2:
The NE ¼ of the NW ¼.

Parcel 3:
The North ½ of the SW ¼ of the NE ¼.

Parcel 4:
The North ½ of the SE ¼ of the NW ¼.

Parcel 5:
A tract of land containing ten acres, more or less, off the North side of the NE 1/4 of the NE 1/4.

Parcel 6:
All that part of the NW ¼ of the NW ¼ that lies East of Kelly's Creek.

Parcel 7:
All that part of the SW ¼ of the NW ¼ that lies East of Kelly's Creek.

Parcel 8:
A tract of land containing 3.7 acres, more or less, lying in the South ½ of the SW ¼ of the NE ¼ and being more fully described as: Begin at the NE corner of said forty; thence proceed S 0 degrees 14 minutes E along the East line of said forty for 673.08 feet to a point; thence turn an angle of 89 degrees 24 minutes and proceed along the South boundary of the North ½ of the said SW ¼ of the NE ¼ for 324 feet to the point of beginning; thence continue the same course for a distance of 455 feet to a point; thence turn an angle of 89 degrees 24 minutes to the left and proceed South, parallel to the East line of said forty for a distance of 422.53 feet to a point; thence turn an angle of 108 degrees 28 minutes 30 seconds to the left and proceed along a chord as shown on the plat for 479.53 feet to a point; thence turn an angle to the left and proceed North 0 degrees 14 minutes W parallel to the said East boundary of the SW ¼ of the NE ¼ for 275.34 feet to the point of beginning, being the same property as is described in the deed which is recorded in Deed Book 293, Page 528, in the Records at the Shelby County Courthouse at Columbiana, Alabama.

TOWNSHIP 18 SOUTH, RANGE 3 EAST

Section 7:

Parcel 1:
The SW ¼ of the Section.

Parcel 2:
The NW ¼ of the NW ¼.

Parcel 3:
The SW ¼ of the NW ¼.

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Parcel 4:
A tract of land lying in the SE ¼ of the NW ¼ and being more fully described as: Begin at the SW corner of the SE ¼ of the NW ¼ of said Section 7 for a point of beginning and thence go North along the West line of said ¼-¼ for 481 feet; turn an angle to the right and go due East to the East line of said ¼-¼; turn an angle to the right and go South along the East line of said ¼-¼; for 481 feet to the SE corner of the SE ¼ of the NW ¼; thence turn an angle to the right and go due West along the South line of said ¼-¼ to the point of beginning.

Parcel 5:
A tract of land being a fraction of part of the SW ¼ of the SE ¼ and being more fully described as follows: Commence at the SW corner of the SE ¼ and run North to a stake; thence East to a stake on the Valley Road; thence run with the Road South to the beginning corner.

Parcel 6: Commonly referred to as the "**Waston Property**"
Begin at the Northwest corner of the NE¼ of the NW¼ of Section 7, T-18S, R-3E; thence run in an easterly direction along the north boundary of said ¼¼ section for a distance of 1381.18 feet to a point being the Northeast corner of said ¼¼; thence turn an angle of 90°52'30" to the right and run along the eastern boundary of said NE¼ of NW¼ for a distance of 1324.90 feet to the Southeast corner of said ¼¼ section; thence turn an angle of 90°54'30" to the left and run in an easterly direction along the north boundary of the SW¼ of the NE¼ of said Section 7 for a distance of 766.09 feet to a point; thence turn an angle of 96°47'25" to the right and run along a drainage swale for a distance of 174.41 feet to a point; thence turn an angle of 44°10'18" to the left and continue along the drainage swale for a distance of 165.55 feet to the point of intersection with the north right-of-way line of a paved public road; thence turn an angle of 134°23'39" to the right and run along said right-of-way for a distance of 820.83 feet to a point; thence continue along said right-of-way along a curve to the left, having a central angle of 17°18'17" and radius of 2546.48 feet, for an arc distance of 769.10 feet to a point; thence continue along said right-of-way along a tangent section for 216.35 feet to a point; thence turn an angle of 9°50'57" to the right and continue along said right-of-way for 443.51 feet to the pont of intersection with the west boundary of the SE¼ of the NW¼ of Section 7, T-18S, R-3E; thence turn an angle of 91°32'55" to the right and run in a northerly direction along the west boundary of the SE¼ of the NW¼ and the west boundary of the NE¼ of the NW¼ of aforementioned Section 7, T-18S, R-3E, for a distance of 1594.35 feet to the point of beginning. Said parcel of land is lying in the NE¼ of the NW¼, SE¼ of the NW¼, and the SW¼ of the NE¼, Section 7, T-18S, R-3E, and contains 53.69 acres, as described in survey dated May 18, 1987 of John Gary Ray, Registered Surveyor #12295, and being the same property conveyed to Ralph W. Bearden and Joel E. Bearden, Jr. by Deed recorded in Vol. 151, Page 53 in the Probate Office of St. Clair County, Alabama.

LESS and EXCEPT from Parcel 6 "Watson Property" the following described property conveyed by Deed recorded in the Probate Office of St. Clair County, Alabama, Instrument 89901163 S DEED to Johnny Steven Richey and Kimberly Denise Richey:

> A parcel of land located in the SW 1/4 of the NE 1/4 of Section 7, Township 18 South, Range 3 East, more particularly described as follows: Begin at the NW corner of said 1/4 - 1/4 section; thence in an easterly direction along the northerly line of said 1/4 - 1/4 section, a distance of 766.09 feet; thence 96°47'25" right, in a southwesterly direction, a distance of 174.41 feet; thence 44°10'18" left, in a southeasterly direction, a distance of 165.55 feet; thence 134°23'39" right, in a northwesterly direction a distance of 820.83 feet to the beginning of a curve to the left, having a radius of 2546.48 feet and a central angle of 0°46'51"; thence in a northwesterly direction along said curve, a distance of 34.70 feet; thence

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84°40'35" right, from tangent of said curve, in a northerly direction, a distance of 200.54 feet to the Point of Beginning.

SOURCE OF TITLE:

Shelby County, Alabama:
Book 271, Page 280 (from "J.E.Bearden")
Book 277, Page 221 (from "Carraway")

St. Clair County, Alabama:
Vol.188, Page 35 (from "J.E. Bearden")
Vol. 100 Page 160 (from "Carraway"
Vol. 106 Page 887 (from "Ingram")
Vol. 151 Page 53 (from "Waston")

Shelby County, AL 01/12/2006
State of Alabama

Deed Tax:$50.00

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of St. Clair County, Alabama, and in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Upon the execution and delivery of this Warranty Deed, title to the subject real estate shall be vested as follows: an undivided seven-twelfths (7/12) interest in Ralph W. Bearden, an undivided one-twelfth (1/12) interest in Monta Faye Bearden, an undivided one-twelfth (1/12) interest in Ralph W. Bearden, Jr., an undivided one-twelfth (1/12) interest in Alfred W. Bearden, an undivided one-twelfth (1/12) interest in Cynthia B. Carroll, and an undivided one-twelfth (1/12) interest in Ramona B. Martin.

TO HAVE AND TO HOLD to said Grantees, their heirs, successors and assigns forever.

The above property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on January 10, 2006.

Joel E. Bearden, Jr.
JOEL E. BEARDEN, JR.

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that JOEL E. BEARDEN, JR., a married person, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand on January 10, 2006.

Koren A. Cobb
Notary Public

Koren A. Cobb
Printed Name

(NOTARY SEAL)

My Commission Expires: 10-8-2007