20060324000138110 1/2 $115.00
Shelby Cnty Judge of Probate,AL
03/24/2006 09:11:25AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY) **SURVIVORSHIP WARRANTY DEED**

THIS INDENTURE, made and entered into on this 23rd day of March, 2006, by and between Joel E. Bearden, Jr. and wife, Peggy A. Bearden and Janice B. Peoples, a married woman, parties of the first part, and Joel E. Bearden, Jr. and wife, Peggy A. Bearden, parties of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF _____ AND 00/100 DOLLARS ($100,000.00) to the parties of the first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the parties of the second part for and during their joint lives and upon the death of either, to the survivor, in fee simple, the following described real estate, to-wit:

Parcel A

Commence at the Northeast Corner of the SW ¼, Section 11, T-20S, R-3W; thence run westerly along the north boundary of said ¼ for 444.94 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 536.74 feet to a point; thence turn a deflection angle of 62 deg. 28 min. 10 sec. to the left and run 252.64 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the left and run 420.00 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the right and run 210.00 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the left and run 105.00 feet; thence turn a deflection angle of 93 deg. 56 min. 52 sec. to the left and run 712.43 feet to the point of beginning. Said parcel is located in the NE ¼ of the SW ¼, Section 11, T-20S, R-3W, and contains 4.8 contains.

Parcel B

Begin at the Southwest Corner of Section 11, T-20S, R-3W; thence run easterly along the south boundary of said Section 11 for 528.00 feet; thence turn a deflection angle of 53 deg. 03 min. 35 sec. to the left and run northeasterly for 1671.26 feet; thence turn a deflection angle of 79 deg. 20 min. 42 sec. to the left and run 131.45 feet; thence continue in the same direction along a curve to the left, having a radius of 858.39 feet and a central angle of 11 deg. 54 min. 49 sec., for an arc distance of 178.49 feet to the end of said curve; thence continue in a northwesterly direction, tangent to said curve, for 240.03 feet; thence continue in the same direction along a curve to the left, having a radius of 499.18 feet and a central angle of 18 deg. 57 min. for an arc distance of 165.10 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 322.63 feet to the point of intersection with the ease right-of way line of Alabama Highway 261; thence turn a deflection angle of 85 deg. 31 min. 08 sec. to the left and run along said right-of-way for 194.81 feet; thence turn a deflection angle of 90 deg. to the left and run along said right-of-way for 10.00 feet; thence turn a deflection angle of 90 deg. to the right and continue along said right-of-way along a curve to the right, having a radius of 612.96 feet and a central angle of 45 deg. 08 min. 16 sec., for an arc distance of 482.88 feet to the end of said curve, being a point on the north boundary of the SW ¼ of the SW ¼, Section 11, T-20S, R-3W; thence turn a deflection angle of 156 deg. 19 min. 45 sec. to the left and leaving said right-of-way run along the north boundary of said ¼ ¼ for 351.68 feet; thence turn a deflection angle of 115 deg. 05 min. 36 sec. to the right and run 1470.67 feet to the Southwest Corner of Section 11, T-20S, R-3W, being the point of beginning of the parcel herein described. Said parcel is lying in the SW ¼ of Section 11, T-20S, R-3W, and contains 30.1 acres. Parcel subject to easements and rights-of-way of record.

20060324000138110 2/2 $115.00
Shelby Cnty Judge of Probate,AL
03/24/2006 09:11:25AM FILED/CERT

NOTE: The land being conveyed herein is not a part of the homestead of the grantor(s) herein.

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any.

The mailing address of the grantee is:

Shelby County, AL 03/24/2006
State of Alabama

Deed Tax:$100.00

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his or her heirs and assigns, in fee simple.

And the parties of the first part does hereby covenant with the part of the second parties that it is lawfully seized in fee of the said premises, that it has good right to sell and convey the same; that said premises are free from encumbrance, except as herein stated; and that it will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whosoever.

IN WITNESS WHEREOF, the parties of the first part have hereto set their hand and seal on this the day and year herein first above written.

Joel E. Bearden, Jr. {SEAL}
Joel E. Bearden, Jr.

Peggy A. Bearden {SEAL}
Peggy A. Bearden

Janice B. Peoples {SEAL}
Janice B. Peoples

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that on this 23 day of MAR, personally appeared before me, Joel E. Bearden, Jr., Peggy A. Bearden and Janice B. Peoples, have executed the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on this day.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires _____

DEANN A. LIVINGSTON
Notary Public for State at Large
Qualified in Alabama
Commission Expires August 8, 2006