

This instrument was prepared by:

Grantees' address:

P.O. Box 817

Columbiana, AL 35051

William R. Justice

P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Fifty Thousand and no/100 DOLLARS (\$150,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Dorothy P. Bearden, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Richard D. Harless and Joan B. Harless (herein 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 Shelby County, Alabama to-wit:

Commence at the monument marking the Northeast corner of SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 24, Township 21 South, Range 1 West, as surveyed by Frank Wheeler; thence run South 89 degrees 00 minutes West along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 1016.4 feet to the Northwest corner of McLeroy lot, which point is marked by an iron pin; thence turn an angle of 90 degrees to the left and run a distance of 660 feet to the Southeast corner of the lot formerly known as the Dan and Elizabeth Cosby lot; thence turn an angle of 90 degrees to right and run Westerly along the South boundary of said Cosby lot a distance of 54.4 feet to the point of beginning of the lot herein described; thence turn an angle of 90 degrees to left and run Southerly along the West boundary of the land formerly belonging to E. H. Bentley, 324 feet to the NE corner of the J. C. Martin lot; thence turn an angle of 90 degrees 00 minutes to right and run along the North line of Martin lot 270 feet, more or less, to the East right of way of Goodwin Street; thence turn an angle of 90 degrees 00 minutes to right and run Northerly along the East right of way line of said Goodwin Street to its intersection with the Southerly right of way line of Sterrett Street; thence Northeasterly along the East boundary of said Sterrett Street to its intersection with the South boundary of said Cosby lot; thence Easterly along the South boundary of said Cosby lot a distance of 112.3 feet, more or less, to the point of beginning. Situated in Shelby County Alabama

Subject to easements, covenants, and rights of way of record.



Dorothy P. Bearden is the surviving grantee in that certain deed recorded in Deed Book 271, page 466, in the Probate Office of Shelby County, Alabama; the other grantee, Homer H. Bearden, having died on or about the 2nd day of August, 1984.

TO HAVE AND TO HOLD to the said 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.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 2nd day of April, 2007.

Shelby County, AL 04/03/2007  
State of Alabama

Deed Tax: \$150.00


  
Dorothy P. Bearden

STATE OF ALABAMA

SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy P. 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 2nd day of April, 2007.

  
Notary Public