

This instrument was prepared by:
Lisa H. Dorrough, Esq.
Dominick Fletcher Yeilding Wood & Lloyd PA
2121 Highland Avenue South
Birmingham, Alabama 35205

Send tax notice to:
Harry Keith Purdy, Jr. and Ann M. Purdy
95 Chelsea Forest Road
Columbiana, AL 35051

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY-ONE THOUSAND AND NO/100 DOLLARS (\$81,000.00), this day in hand paid to the undersigned Grantors, **Faye Bearden, an unmarried woman, Melissa F. Bearden, an unmarried woman, Lori Champion, a married woman, and Rachel Kimbell, an unmarried woman**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **Harry Keith Purdy, Jr. and Ann M. Purdy**, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. **Ad valorem taxes for the year 2008, not yet due and payable.**
2. **Right of way to Alabama Power Company as described in Deed Book 174, page 337, in said Probate Office (Parcel I).**
3. **Right-of-way as described in Real Book 84, page 797, in said Probate Office (Parcel II).**
4. **Protective covenants as set out in Instrument No. 1992-31004, in said Probate Office (Parcel II).**
5. **Lack of access to and from a public roadway (Parcel II).**
6. **Reservation of all oil, gas, mineral and mining rights as set out in Real Book 84, page 797, in said Probate Office (Parcel II).**

The undersigned Grantors are all of the heirs of Herschel Bearden, deceased.

The property herein is not the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

This Deed may be executed in multiple counterparts, each of which shall be deemed an original and all of which taken together shall constitute but a single instrument.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 2nd day of November, 2007.

Shelby County, AL 11/07/2007
State of Alabama

Deed Tax: \$81.00

Faye Bearden
Faye Bearden

By: Melissa F. Bearden
Melissa F. Bearden
Attorney-in-Fact for Faye Bearden

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Melissa F. Bearden, whose name as Attorney-in-Fact for Faye Bearden**, 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 Instrument, she, as such Attorney-in-Fact and with full authority, signed her name on the day the same bears date as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2007.

Patricia A. Phasor
NOTARY PUBLIC
My Commission Expires: 12/24/08

{W0220874.1\12277-00001}


20071107000513390 2/6 \$109.00
Shelby Cnty Judge of Probate, AL
11/07/2007 10:32:18AM FILED/CERT

Melissa F. Bearden
Melissa F. Bearden

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Melissa F. 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 Instrument, she signed her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2007.

Phyllis A. Grapner
NOTARY PUBLIC
My Commission Expires: 10/24/08


20071107000513390 3/6 \$109.00
Shelby Cnty Judge of Probate, AL
11/07/2007 10:32:18AM FILED/CERT

Lori Champion
Lori Champion

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lori Champion**, 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 Instrument, she signed her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2ND-day of November, 2007.

Dakota A. Proctor
NOTARY PUBLIC
My Commission Expires: 12/24/08



20071107000513390 4/6 \$109.00
Shelby Cnty Judge of Probate, AL
11/07/2007 10:32:18AM FILED/CERT

Rachel Kimbell
Rachel Kimbell

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rachel Kimbell**, 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 Instrument, she signed her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2007.

Debbie A. Grady
NOTARY PUBLIC
My commission expires 10/24/08



20071107000513390 5/6 \$109.00
Shelby Cnty Judge of Probate, AL
11/07/2007 10:32:18AM FILED/CERT

EXHIBIT "A"
(Legal Description)

Parcel I

The Surface Rights to a parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line thereof for 377.87 feet to the Northerly right-of-way of Chelsea Forest Drive and the Point of Beginning; thence continue along last described course for 391.57 feet; thence 89°24'12" right and run Easterly 325.42 feet to the Westerly right-of-way of Shelby County Highway No. 47; thence 61°13'24" right and run Southeasterly along said right-of-way for 63.01 feet; thence 108°11'37" right and run Westerly 116.13 feet; thence 78°49'12" left and run Southerly 266.82 feet to the Northerly right-of-way of Chelsea Forest Drive and a curve concaved Northerly (having a radius of 599.93 feet and a central angle of 12°08'34"); thence 86°45'35" right to chord of said curve run Westerly along said right-of-way and a curve for 127.14 feet to a curve to the left (having a radius of 155.27 feet and a central angle of 46°54'39"); thence run along said right-of-way and curve for 127.13 feet to the Point of Beginning.

Parcel II

Surface Rights Only to a parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 479.67 feet to the Point of Beginning; thence continue last described course for 185.00 feet; thence 90°00' left and run West for 235.00 feet; thence 90°00' left and run South 185.00 feet; thence 90°00' left and run East 235.00 feet to the Point of Beginning.



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Shelby Cnty Judge of Probate, AL
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