

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
2603 MOODY PARKWAY, SUITE 200
POST OFFICE BOX 310
MOODY, AL 35004

SEND TAX NOTICE TO:
Ralph W. Bearden, Jr.
5635 Highway 57
Vincent, Alabama 35178

STATUTORY WARRANTY DEED

\$75,000 RMB

STATE OF ALABAMA
ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, that **Carolyn T. Bearden**, a married woman, for and in consideration of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, sell, and convey unto **Ralph W. Bearden, Jr.**, all her right, title and interest in the following described real property situated in the County of Shelby, State of Alabama, pursuant to a divorce agreement entered into by the parties hereto:

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 degrees 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 degrees 07' 11" to the right and run 230.00 feet to a point; thence turn an angle of 90 degrees 00' to the left and run 282.00 feet to a point; thence turn an angle of 90 degrees 00' to the left and run 230.00 feet to a point; thence turn an angle of 90 degrees 00' to the left and run 282.00 feet to the point of beginning. Said parcel of land is lying in the SE ¼ of the NW ¼, 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 degrees 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 degrees 52' 49" to the left and run 282.00 feet to a point; thence turn an angle of 90 degrees 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 degrees 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

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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 having a central angle of 54 degrees 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 SE ¼ of the NW ¼ and the NE ¼ of the SW ¼, Section 12, Township 18 South, Range 2 East.

Subject to the following exceptions:

- 1) Right of way in favor of South Central Bell recorded in Book 320, Page 964, in the Office of the Judge of Probate of Shelby County, Alabama.
- 2) Oil and gas lease as setforth in Book 327, Page 569, in the Office of the Judge of Probate of Shelby County, Alabama.
- 3) Mineral and mining rights excepted.

Subject, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts and accurate survey would show.

This transfer is in accordance with the Agreement incorporated into a Final Judgment of Divorce in the Circuit Court of Shelby County, Alabama, Case No.: DR 2008-016.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE OR OTHER TITLE EXAMINATION. THE LEGAL DESCRIPTION WAS FURNISHED BY THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of November, 2008.


CAROLYN T. BEARDEN

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STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Carolyn T. 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 11th day of November, 2008.

Mary Arthur Madill
Notary Public
My Commission Expires: 10/27/2012