

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Amanda Edwards
20102 Highway 25
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Two Thousand Nine Hundred dollars and Zero cents (\$132,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roena L. Bearden and husband, Neal O. Bearden (herein referred to as grantors) do grant, bargain, sell and convey unto Amanda Edwards and Christopher Edwards (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$135,612.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, we have hereunto set our hands and seals, this 28th day of October, 2013.

_____ (Seal)	<u>Roena L. Bearden</u>	_____ (Seal)
_____ (Seal)	<u>Neal O. Bearden</u>	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roena L. Bearden and husband, Neal O. Bearden whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20131029000427820 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/29/2013 12:52:07 PM FILED/CERT

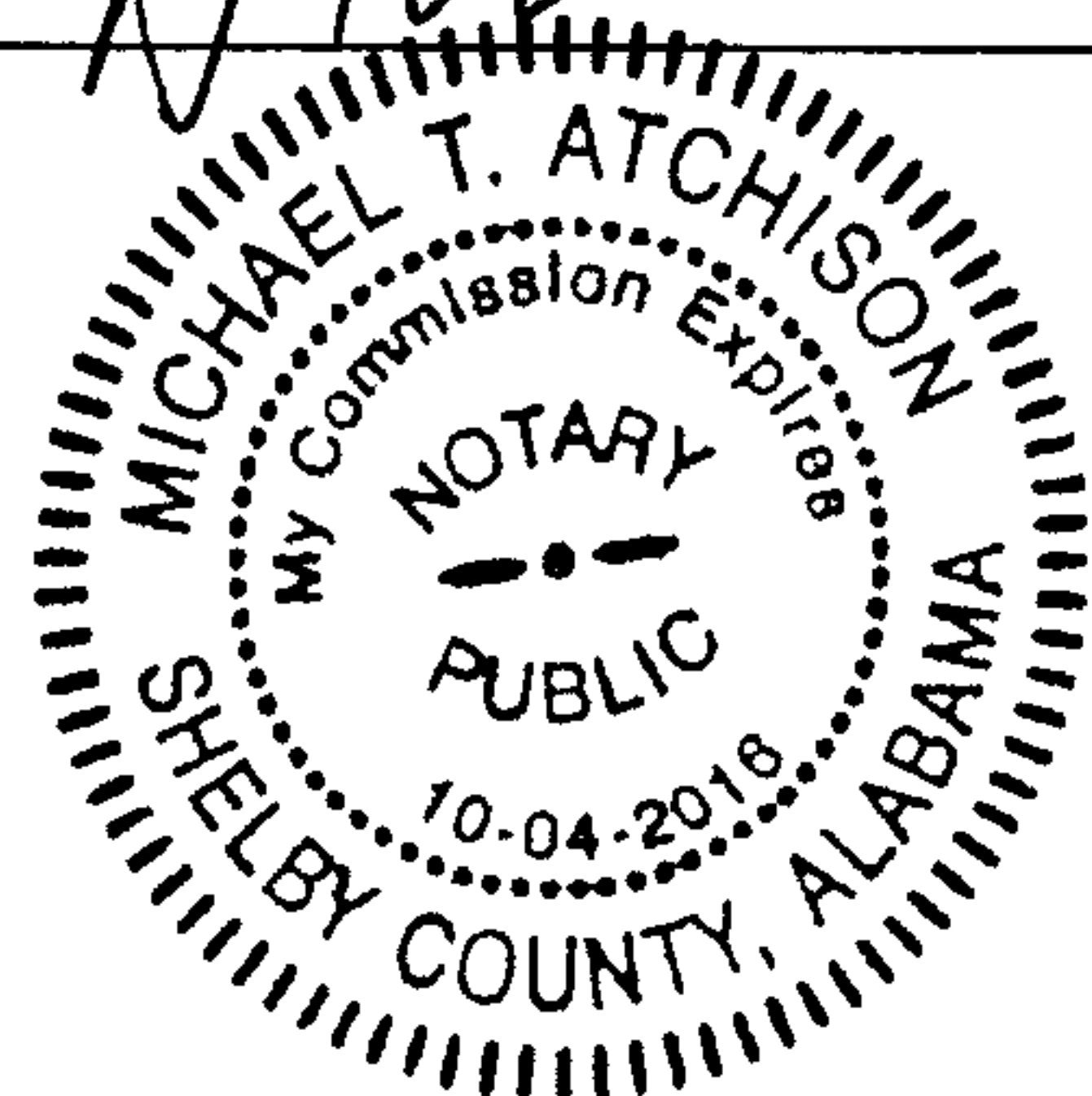


EXHIBIT A

Commence at the Northeast corner of Section 34, Township 21 South, Range 1 West; run thence South 87 degrees 10 minutes 54 seconds West along the North line of said Section 34, for 927.08 feet to the point of beginning; run thence South 0 degrees 37 minutes 27 seconds East for 111.25 feet; run thence North 86 degrees 54 minutes 10 seconds West for 158.26 feet; run thence North 44 degrees 59 minutes 11 seconds West for 128.46 feet to the East right of way of Alabama Highway No. 25; run thence in a Northeasterly direction along said East right of way and a curve to the right having a radius of 5,669.58 feet for an arc distance of 169.51 feet (said arc having a chord of North 39 degrees 21 minutes 50 seconds East); run thence South 84 degrees 51 minutes 29 seconds East for 139.52 feet; run thence South 0 degrees 37 minutes 27 seconds East for 10672 feet to the point of beginning. Said land being in Sections 27 and 34, Township 21 South, Range 1 West, Shelby County, Alabama.



20131029000427820 2/3 \$21.00
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