

**This instrument was prepared by**

(Name).....Huddie Dansby , ( Notary Public State at Large )  
(Address) 3001 Exeter Avenue , Apt. No. 17 B , Bessemer , Alabama , 35020

Form 1-1.5 Rev. 1-66

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama**

**STATE OF ALABAMA**

Shelby.....COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar and other Valuables DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**Howard Carden and wife Mary Frances Carden**  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joel R. Pate and wife Hazel Pate

(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, Tennessee.

County, Alabama to-wit: A lot or parcel of land situated in, and being a part of Block # 1, according to the map and survey of "Safford's Survey of the Town of Shelby Alabama, as recorded in the Shelby County Probate Office, Columbiana, Alabama, in Map Book 3 at Page 38 and more particularly described as follows;

Commence at the Southeast corner of the above described Block # 1 and run N 1°30'E along the West side of First Street a distance of 390.0' feet, thence run S 86°51'W for a distance of 210.0' feet to the point of beginning. Thence run N 1°30'E and parallel to First Street for a distance of 210.0' feet, thence run N 86°51'E for a distance of 210.0' feet to the west right of way line of First Street, thence run N 1°30'E along said First Street for a distance of 177.59' feet, thence run S 73°42'W for a distance of 353.43' feet, thence run S 11°18'E for a distance of 308.94' feet, thence run N 86°51'E for a distance of 58.7' feet to the point of beginning., Note this being all of the property described in that certain deed from Joel R. Pate and wife Hazel Pate, to Howard Carden and wife Mary France Carden, being recorded in Deed Book 262 at Page 263 in the Probate Office of Shelby County, Alabama, less and except a One Acre Tract lying in the Southeast corner and being of uniform width, being the same One Acre Tract that Grantor's Jim Walter House stands.



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Shelby Cnty Judge of Probate, AL  
11/22/1971 12:00:00 AM FILED/CERT

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 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 hand(s) and seal(s), this 5 th day of June, 10 71

**WITNESS:**

Waddie Dancy (Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

**Shelby**..... COUNTY

## General Acknowledgment

1. **Huddie Dansby**

hereby certify that Howard Carden and wife Mary Frances Carden

whose name is 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 5 <sup>th</sup> day of June A. D., 1971

My commission expires May 12, 1973

Neddie Danahy

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**Notary Public.**