

WARRANTY DEED CREATING A LIFE ESTATE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, J. W. Carden and wife Leverne Carden, herein referred to as grantors, grant, bargain, sell and convey unto Hazel Carden a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

The North half of NE 1/4 of Section 11, Township 24 North, Range 15 East, less and except those parcels thereof which have heretofore been conveyed by W. Ernest Carden.

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ALSO, the following described parcel of real estate: Begin at the intersection of the North right of way of Shelby County Highway No. 46 with the West right of way of Shelby County Highway No. 76 and run thence west along the North right of way line of said Shelby County Highway No. 46 a distance of 300 feet; thence run North, parallel with the West right of way line of said Shelby County Highway No. 76, a distance of 300 feet; thence run East, parallel with the North line of said Shelby County Highway No. 46 a distance of 300 feet to a point on the West right of way line of said Shelby County Highway No. 76; thence run South along the West right of way line of said Shelby County Highway No. 76, a distance of 300 feet to the point of beginning, being situated in the North half of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee for her life and to terminate upon her death.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 14th day of MAY, 1978.

J. W. Carden
J. W. Carden

Leverne Carden
Leverne Carden

RE 1 Box 27
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. W. Carden and wife Leverne Carden whose names are signed to the foregoing 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 the 14TH day of May, 1978.

Ernest W. Twiney
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG 14 PM 3:15

Thomas H. Franklin, Jr.
JUDGE OF PROBATE

Deed TAX. 30
Rec 5.00
Ind 1.00
6.50