

THIS INSTRUMENT PREPARED BY:
A. Dwight Blair
Hereford, Blair and Holladay
1711 Cogswell Avenue
Pell City, Al 35125

1081
SEND TAX NOTICE TO:
Randy Bingham Darden
and Lee Hazelgrove Darden

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

32,800

STATE OF ALABAMA
ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Carl Wood and wife, Treasure Wood (herein referred to as Grantor) do grant, bargain, sell and convey unto RANDY BINGHAM DARDEN and LEE HAZELGROVE DARDEN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From an iron stake at the Northeast corner of the S 1/2 of the SW 1/4 of the NE 1/4 of Section 13, Township 18 South, Range 2 East, run thence S 89 deg. 10 min. W 994.00 feet to the point of beginning of property herein described; thence S 11 deg. 09 min. 30 sec. W 545.17 feet to the northwest boundary of the Macedonia Church Road; thence S 54 deg. 16 min. 15 sec. W along said boundary 251.00 feet to the South line of the SW 1/4 of the NE 1/4 of said section; thence S 89 deg. 00 min. 40 sec. W 1332.81 feet to the Southwest corner of the S 1/2 of the SE 1/4 of the NW 1/4 of said section; thence N 00 deg. 03 min. 50 sec. E 680.57 feet to the Northwest corner of same; thence N 89 deg. 10 min. E 1641.29 feet to the point of beginning; being a part of the S 1/2 of the SW 1/4 of the NE 1/4, and a part of the S 1/2 of the SE 1/4 of the NW 1/4 of Section 13, Township 18 South, Range 2 East, Shelby County, Alabama, and being that same property conveyed from First Bank of Childersburg to Carl Wood and Treasure Wood on the 25th day of October, 1985, and recorded in the Office of the Probate Judge for Shelby County on the 27th day of November, 1985. According to the survey of James D. McGinnis, Al. Reg. No. 12699, dated December 14, 1985.

SUBJECT TO:

1. Easements, restrictions and encumbrances of record, if any.
 2. Mineral and mining rights not owned by Grantors.
- \$26,040 of the above consideration was paid from mortgage loan closed simultaneously.

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.

17th day of December, 1985. IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this

Carl Wood

Treasure Wood

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Carl Wood, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 1985.

Notary Public

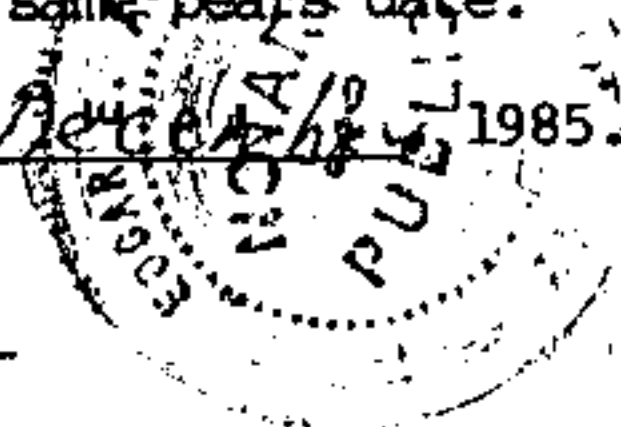
SEE REVERSE FOR ADDITIONAL ACKNOWLEDGEMENT.

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Treasure Wood, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 1985.

Edgar E. Arlt Jr.
Notary Public



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

1986 JAN 14 AM 11:37

Thomas A. Swank, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		7 00
Mineral Tax		
Recording Fee		5 00
Index Fee		1 00
TOTAL	\$	13 00

218 JAN 17 1986