

State of Alabama

County

3338  
Know All Men By These Presents.

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) ----- DOLLARS

to the undersigned grantors Clyde Carden and wife, Fannie Carden  
in hand paid by Walter L. Carden and wife, Betty D. Carden  
the receipt whereof is acknowledged we the said Clyde Carden and Fannie Carden  
do grant, bargain, sell and convey unto the said Walter L. Carden and Betty D. Carden  
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Commence at the SW corner of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 20, Township 22 South, Range 2 West, and run East along the South boundary of said Quarter Quarter Section a distance of 233.56 feet to a point on the East right of way line of a new County Highway, and the point of beginning; thence continue East along the South line of said Quarter Quarter Section a distance of 300.00 feet; thence turne an angle of 80 deg. 54' to the left and run a distance of 251.49 feet; thence turn an angle of 70 deg. 46' to the left and run a distance of 243.0 feet; thence turn an angle of 60 deg. 30' to the left and run a distance of 234.85 feet to the East right of way line of a New County Highway; thence turn an angle of 75 deg. 00' to the left and run along the East right of way line of said highway a distance of 250.0 feet to point of beginning, situated in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 20, Township 22, South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Walter L. Carden and Betty D. Carden

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 24<sup>th</sup> day of April, 1960

WITNESSES:

Brooks Giddens

Clyde Carden (Seal.)  
(Clyde Carden)  
Fannie Carden (Seal.)  
(Fannie Carden)  
(Seal.)  
(Seal.)

BOOK 215 PAGE 229



WARRANTY DEED  
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

*Shelby* County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the 29

day of April 1961

at 8 o'clock P.M, and was duly re-

corded in Volume 215 of Deeds

at page 14.05 and examined.

*Conrad M. Fowler*  
Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, Jo Ann Harrell, a Notary Public in and for said County, in said State, hereby certify that Clyde Carden and Fannie Carden 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.

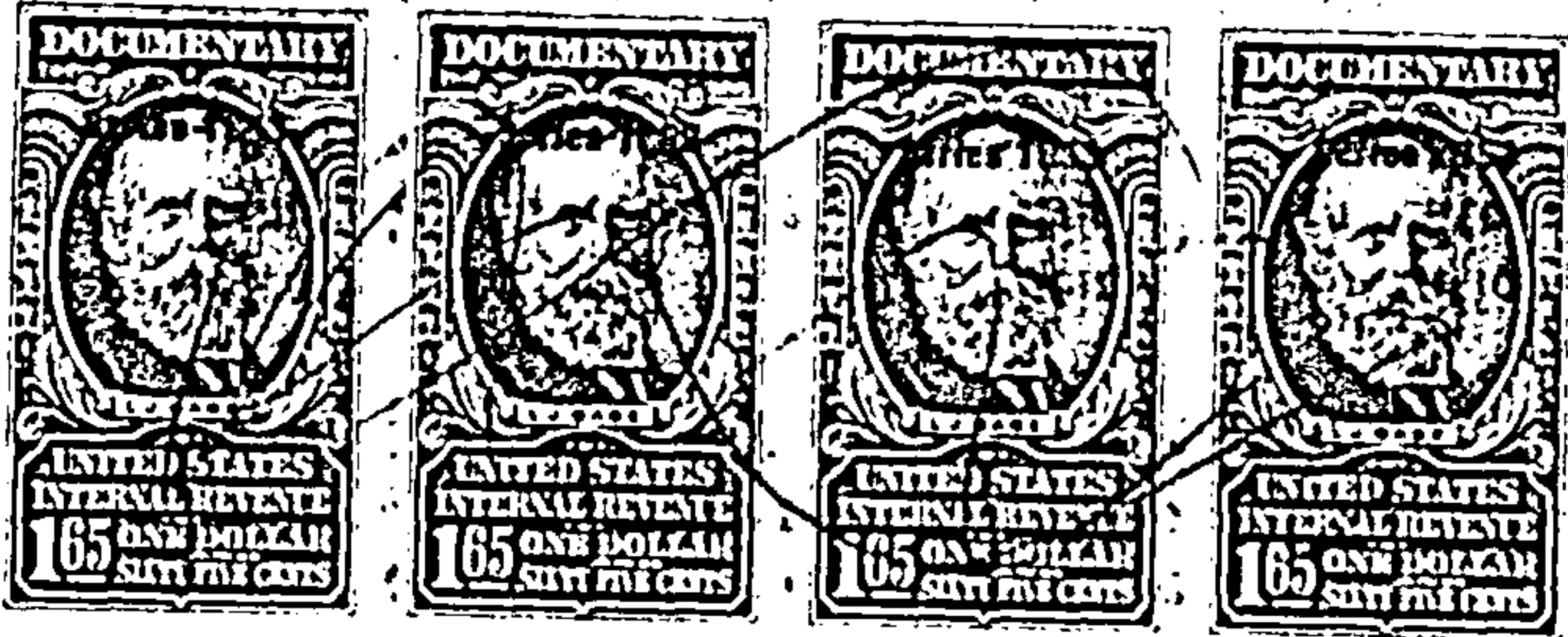
Given under my hand and official seal this 24th day of April 1961

*Jo Ann Harrell*  
As Notary Public

State of

COUNTY

I, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ the within named \_\_\_\_\_ to be the wife of the within named \_\_\_\_\_ separate and apart from the husband touching she signed the same of her own free will and the husband.



State, re me to me mined i that art of

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

19

As Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that \$6.00 Privilege Tax has been paid on the within instrument as required by law.  
CONRAD M. FOWLER  
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed for record in this office on the 29 day of April 1961 at 8 o'clock, and recorded in Book 215 at page 14.05 on the 29 day of May 1961.  
Mortgage Tax \_\_\_\_\_ Deed Tax 6.00 Has been paid.

*Conrad M. Fowler*  
Judge of Probate