

2856
This instrument was prepared by

(Name).....WALLACE and ELLIS, Attorneys.....

(Address).....Columbiana, Alabama.....

Form 1-16 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 TWO HUNDRED AND 00/100 (\$200.00).....DOLLARS

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

Joel R. Pate and wife, Hazel Pate

(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard Carden and wife, Mary Frances Carden

(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, Alabama to-wit:

One acre of uniform width off of the Southern end of the hereinafter described property: Begin at the SE corner of Block 1 of Saffords Survey of the Town of Shelby, Alabama, and run North 1 deg. 30' East along the West line of First Street 390.0 feet for point of beginning; thence North 86 deg. 51' East a distance of 268.70 feet; thence South 11 deg. 18' East for 308.94 feet; thence South 73 deg. 42' West for 353.42 feet; thence North 1 deg. 30' East for 387.59 feet to the point of beginning.

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 4th day of March, 1967.

STATE OF ALABAMA }
SHELBY COUNTY }
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of March, 1967.
Joel R. Pate (Seal)
Hazel Pate (Seal)
Howard Carden (Seal)
Mary Frances Carden (Seal)
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel R. Pate and wife, Hazel Pate 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 4th day of March, A. D., 1967.

Lanice Brasher
Notary Public.