

3287

This instrument was prepared by
(Name) A. Vincent Brown
(Address) 1821 - 3rd Avenue, North
Bessemer, Alabama 35020

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 Dollars (\$500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

WALTER E. CARDEN and wife, RUTH E. CARDEN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
WEAVER HOMES, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Part of Block Six (6) according to Safford's Survey of the Town of Shelby, Alabama, recorded in the Probate Office of Columbiana, being more particularly described as follows: Commence at the SW corner of said Block 6 and run easterly along the north line of 8th Avenue 165.0 feet; thence turn an angle of 85° 26' left and run 165.0 feet; thence turn an angle of 94° 34' left and run 165.0 feet; thence turn an angle of 85° 26' left and run 165.0 feet along the East line of 1st Street to the point of beginning, said lands being in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
RECORDING THIS INSTRUMENT WAS FILED
MAY 23 1970 6:33
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 23rd day of May, 1970.

.....(Seal)
.....(Seal)
.....(Seal)

Walter E. Carden (Seal)
Walter E. Carden
Ruth E. Carden (Seal)
Ruth E. Carden
.....(Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter E. Carden and wife, Ruth E. Carden whose name is are signed to the foregoing conveyance, and who are 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 23rd day of May, A. D. 1970.

[Signature]
Notary Public
STATE OF ALABAMA