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This instrument was prepared by

(Name) Amy Duckworth, c/o Stapleton Realty Company, Inc.

(Address) 1206 South 20th Street, Birmingham, Alabama 35205

Form 1-1.5 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 Fourteen Thousand and 00/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Richard W. Coward, Executor of the Last Will and Testament of Jean Templeton Coward, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

J. D. Carden and wife, Geneva C. 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:

That part of Lots 14 and 15 that lies south of the public road according to the survey of Cahaba River Estates, as recorded in Map Book 17, page 64, in the Birmingham Division, and in Map Book 3, pages 32 and 33, in the Bessemer Division, of the office of Judge of Probate of Jefferson County, Alabama, and also recorded in Map Book 3, page 11 in the office of the Judge of Probate of Shelby County, Alabama. Minerals and Mining Rights Excepted.

The above described land is not a part of the home place referred to in the last will and testament of Jean Templeton Coward, deceased.

Subject to: Rights and easements in favor of Alabama Power Company as may affect property under examination as described or referred to in written instruments in Jefferson County Probate Office Vol. 1954, page 260; Vol. 1954, page 266; Vol. 2009, page 350; and Vol. 269, page 560 in Bessemer Division and as otherwise may exist.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto, including all existing easements pertaining thereto.

All existing easements, if any, as may affect the property under examination as appear from existing maps of record of Cahaba River Estates and as otherwise may exist.

~~BY EXPOSURE OF THIS INSTRUMENT TO THE PUBLIC RECORDS, THE GRANTEE HEREBY CERTIFIES THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF ALABAMA, AT THE CITY OF MONTGOMERY, ALABAMA, ON AUGUST 14, 1970, AT 3:41 PM.~~

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 mortgages, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this day of August, 1970

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
Richard W. Coward, Executor of the Last Will and Testament of Jean Templeton Coward, deceased.
(Seal)
Richard W. Coward
(Seal)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

Amaryllis B. Duckworth, a Notary Public in and for said County, in said State, do hereby certify that Richard W. Coward, Executor of the Last Will and Testament of Jean Templeton Coward, deceased, as such Executor signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as said Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, A. D., 1970

Amaryllis B. Duckworth
Notary Public.