

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT HUNDRED, FIFTY AND NO/100 DOLLARS

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

Bernice Brothers Valentine, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James E. Carden, Ethel V. Carden, Alton E. Carden and Lucretia Ann Carden

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

From the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, run southerly at an angle of 96 deg. 22' to North-South line of said $\frac{1}{4}$ a distance of 242.07 feet; thence turn right 20 deg. 17' and run 40.93 feet; thence turn right 72 deg. 53' and run 68.04 feet; thence turn left 18 deg. 57' and run 34.00 feet to the point of beginning; thence left 1 deg. a distance of 103.58 feet; thence left 74 deg. 53' a distance of 170.43 feet; thence left 90 deg. a distance of 100.0 feet; thence left 90 deg. a distance of 197.44 feet, such described land being in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, Shelby County, Alabama.

There is also conveyed to grantees, their heirs, successors, and assigns the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by grantor.



19710428000016580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/28/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
1971 APR 28 AM 11:29
U.C. FILE NUMBER OR
CONF. NUMBER

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, I have hereunto set my hands(s) and seal(s), this 27th day of April, 1971

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(Seal)
(Seal)
(Seal)

Bernice Brothers Valentine (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernice Brothers Valentine is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, A. D., 1971

Nancy K. Brasher
Notary Public.