

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

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 THREE THOUSAND DOLLARS plus execution of a purchase money mortgage

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

Russell R. Carden and wife, Martha S. Carden

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

Marie Niven

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

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 849.31 feet to the point of beginning; thence continue south along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 29.10 feet; thence turn an angle of 120 deg. 40' to the left and run a distance of 464.30 feet; thence turn an angle of 76 deg. 49' to the right and run a distance of 138.51 feet to the North R.O.W. line of the Columbiana-By-Pass or Alabama Hwy. No. 25; thence turn an angle of 107 deg. 44' to the right and run along said R.O.W. line a distance of 497.30 feet; thence turn an angle of 21 deg. 10' to the right and run along said R.O.W. line a distance of 54.36 feet; thence turn an angle of 21 deg. 10' to the left and run along said R.O.W. line a distance of 299.00 feet; thence turn an angle of 72 deg. 50' to the right and run a distance of 70.40 feet; thence turn an angle of 57 deg. 17' to the right and run a distance of 200.92 feet; thence turn an angle of 77 deg. 35' to the right and run a distance of 273.65 feet to the point of beginning, situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT that certain property conveyed to Jack Vansant and wife, Connie Vansant by deed recorded in Deed Book 258, page 109, in the Probate Records of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
02/02/1972 12:00:00 AM FILED/CERT

REC. FILED
1972 FEB - 2 AM 3:00
SHELBY COUNTY, ALA.
JUDGE OF PROBATE
CLERK

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 GRANTEE, 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 GRANTEE, 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 31 day of January, 1972.

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(Seal)

(Seal)

(Seal)

Russell R. Carden (Seal)

Martha S. Carden (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, hereby certify that Russell R. Carden and wife, Martha S. Carden, whose name s 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 31 day of January, A. D., 1972

Nancy K. Brasher
Notary Public.