

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys

(Address) Columbiana, Alabama

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 TWO HUNDRED FIFTY (\$250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. E. Carden and wife, Hazel Carden
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. W. and wife, Leverne 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:

Commence at the northwest corner of Section 11, T 24 N, R 15 E and run east along the north boundary of said section a distance of 3816.05 feet to the northwest corner of the Roger Carden property; thence turn an angle of 101° 38' to the right and run a distance of 364.70 feet to the southwest corner of said property; thence turn an angle of 38° 16' to the left and run a distance of 503.81 feet to the point of beginning on the southeast 40 foot right of way line of Shelby County Highway #71; thence turn an angle of 46° 44' to the left and run a distance of 270.00 feet to a point; thence turn an angle of 104° 00' to the right and run a distance of 479.50 feet to a point; thence turn an angle of 59° 05' to the right and run a distance of 305.34 feet to a point on the southeast 40 foot right of wayline of said Shelby County Highway #71; thence turn an angle of 120° 55' to the right and run a distance of 570.00 feet to the point of beginning.

Said parcel of land is located in the NE¼ of Section 11, T 24 N, R 15 E and contains 3.6 acres, more or less, subject to road easements.

19720410000018780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
APR 10 PM 12:08
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Johnston

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 March day of 1972.

WITNESS:
PAGE 660
273
BOOK
(Seal)
(Seal)
(Seal)

W. E. Carden (Seal)
Hazel Carden (Seal)
Hazel Carden (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 W. E. Carden and wife, Hazel Carden, 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 March day of A. D., 1972.

Notary Public.