

(Name) John C. Hensley

Jefferson Land Title Service Co., Inc.

(Address) 524 North 21st St., B'ham, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-1001

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 327-47

That in consideration of Twenty-Five Thousand Four Hundred - - - - - and NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clyde Carden and wife, Fannie Mae Carden (being one and the same as Fanny Mae Carden (herein referred to as grantors) do grant, bargain, sell and convey unto

Hough S. Rodgers and wife, Ruth E. Rodgers

(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:

Commencing at the Southeast corner of Section 20, Township 22, Range 2 West, and run thence in a westerly direction along Freeman's Base Line and the South line of said Section for a distance of 146.13 feet to the point of beginning; turn thence an angle of 64 degrees and 49 minutes to the right and run a distance of 192.72 feet; turn thence an angle of 90 degrees to the left and run 127 feet; turn thence an angle of 94 degrees and 58 minutes to the left and run a distance of 140.53 feet to a point of intersection with the Base line and with the south line of said Section 20; turn thence an angle of 59 degrees and 51 minutes to the left and run thence in an easterly direction along said Base Line and the South line of said Section 20 for a distance of 124.31 feet to the point of beginning; This tract of land embracing all of Lot 4, of Capps Subdivision and Lot 5 and South one-half of Lot 4, of Calmont Heights Subdivision.

\$25,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19721113000056250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/13/1972 12:00:00 AM FILED/CERT

REC. OF M. A. STEIN CO.
11/13/1972 3:27-47
1972 NOV 13 AM 3:12
C. J. STEIN CO.
RECORDS & COPIES
1111 1/2 S. 13TH ST.
BIRMINGHAM, AL 35203

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 26th day of October, 1972.

WITNESS:

(Seal)
(Seal)
(Seal)

Clyde Carden (Seal)
Fannie Mae Carden (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde Carden and wife, Fannie Mae 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 26th day of October, A. D., 1972.

John C. Hensley
Notary Public.

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