

This instrument was prepared by

5884

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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,

2500⁰⁰

That in consideration of Ten Dollars and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Walter L. Carden and wife, Betty Carden

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Carden and wife, Kathy 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 Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, thence run East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 233.45 feet to the East R/W line of Spring Creek Road, County Hwy. No. 63; thence turn an angle of 107 deg. 10 min. to the left and run along said Hwy. R/W a distance of 90.00 feet to the point of beginning; thence continue along said Hwy. R/W a distance of 30.00 feet; thence turn an angle of 83 deg. 24 min. to the right and run a distance of 374.77 feet; thence turn an angle of 52 deg. 06 min. to the right and run a distance of 36.56 feet; thence turn an angle of 70 deg. 46 min. to the right and run a distance of 164.40 feet; thence turn an angle of 80 deg. 54 min. to the right and run a distance of 340.33 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama and containing 0.89 acres.

According to survey of Frank W. Wheeler, Registered Surveyor, dated September 2, 1976.

GRANTORS RESERVE IN FAVOR OF THEMSELVES AND THE SURVIVOR OF THEM A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY.

19770126000007460 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/26/1977 12:00:00AM FILED/CERT

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 20th day of September, 1976.

Walter L. Carden (Seal)
Betty D. Carden (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter L. Carden and wife, Betty 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 20th day of September, A. D., 1976.

Sue M. Spearman
Notary Public.
My Commission Expires March 31, 1978

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STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT FILED
1977 JAN 26 PM 3:05
WITNESS:
Sue M. Spearman