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This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

19791120000151590 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/20/1979 12:00:00AM FILED/CERT

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 ONE THOUSAND, NINE HUNDRED & NO/100 ($1,900.00) DOLLARS

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

Walter Elvin Carden, a widower

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

Lynn Davis Merrell and wife, Sandra Ann Merrell

(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:

Begin at the NE corner of Block 6 according to Safford's Survey of the Town of Shelby, Alabama, recorded in the Probate Office of Columbiana; thence West along the South boundary line of Parker Avenue 420 feet to a point of beginning; thence South parallel to Third Street 342.7 feet to North boundary line of Eighth Avenue; thence West along North boundary line of Eighth Avenue 379 feet to East boundary line of First Street, thence North along East boundary line of First Street 374.7 feet to South boundary line of Parker Avenue; thence East along South boundary line of Parker Avenue 351.0 feet to point of beginning, said lands being in Shelby County, Alabama.
LESS AND EXCEPT the following property:
A part of Block 6 according to Safford's Survey of the Town of Shelby, Alabama, recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said Block 6 and run Easterly along the North line of 8th Avenue for 165 feet; thence turn an angle of 85 deg. and 26 min. left and run 165 feet; thence turn an angle of 94 deg. and 34 min. left and run 165 feet; thence turn an angle of 85 deg. and 26 min. left and run 165 feet along 1st Street to the point of beginning, said lands lying and being situated in the Town of Shelby, Shelby County, Alabama, and containing 0.6 (6/10) of an acre, more or less.

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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, I have hereunto set my hand(s) and seal(s), this 20 day of November 1979.

WITNESS:

Deed 2.00
Rec. 1.50
Ind. 1.00
4.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 NOV 20 PM 2:55
JUDGE OF PROBATE

Walter Elvin Carden (Seal)
(Walter Elvin Carden)

(Seal)

(Seal)

(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 Walter Elvin Carden whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November A. D., 1979.

Lanie Brasher
Notary Public.