

HARRISON, CONWILL & HARRISON
P. O. BOX 557,
Columbiana, Alabama 35051

19811209000130120 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/09/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars and other good and valuable consideration

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

Willie Russell Carden and wife, Connie Sue Carden

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

✓ Frances Carden

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

A parcel of land lying in the NW¼ of SE¼, Section 12, Township 21 South, Range 3 West, and more particularly described as follows:
Starting at the Northwest corner of said NW¼ of SE¼, Section 12, Township 21 South, Range 3 West, run Easterly along the North boundary line of said NW¼ of SE¼ a distance of 223.0 feet to an iron marker in the East R/W fence of Interstate Highway I-65; thence continue Easterly along the said North boundary line of said NW¼ of SE¼ a distance of 197.0 feet to a steel fence post in a chain link fence, on the East R/W of a paved road, the point of beginning; thence continue Easterly along said North boundary line of said NW¼ of SE¼ a distance of 210.0 feet to an iron marker at a fence corner; thence turn an angle of 90 deg. 00 min. to the right and run Southerly along a fence a distance of 57.0 feet to an iron marker in said fence; thence turn an angle of 78 deg. 11 min. to the right and run Southwesterly a distance of 210.1 feet to an iron marker on the East R/W of said paved road; thence run Northerly along said R/W along a curve to the left, and then to the right a distance of 100.0 feet to the point of beginning. Said parcel of land lies in the said NW¼ of SE¼, Section 12, Township 21 South, Range 3 West, and contains 0.4 acres, more or less.

BOOK 336 PAGE 709

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th
day of December, 19 81.

Willie Russell Carden (SEAL)
Connie Sue Carden (SEAL)
Frances Carden (SEAL)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Willie Russell Carden and wife, Connie Sue 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 became a part of the public records.

Given under my hand and official seal this 9th day of December

At. 5 Box 548
Columbiana, Ala. 35007

H. L. Conwill
Notary Public

