

This instrument prepared by

1017

Mark T. Carden  
P.O. Box 377  
Calera Ala. 35040

(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,

That in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS

and the assumption of mortgage indebtedness

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

Joan Marie Lewis Knight and husband, Michael Knight

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

Mark T. Carden and fiancée, Donna Roberts

(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 a point where the North boundary of Rose Lake Drive intersects the West boundary of 18th Street, according to Re-survey of Russell R. Hetz property, according to plat recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, page 119; and run thence Northerly along the West boundary of said 18th Street 88.38 feet for point of beginning of the lot herein described; thence continue Northerly along the West boundary of said 18th Street 100 feet to a point constituting the SE corner of the Charles Denaburg lots; thence turn an angle of 90 deg. to the left and run West along the South boundary of said Denaburg lots 170 feet; thence turn an angle of 90 deg. left and run thence South 50 feet; thence turn an angle of 90 deg. right and run thence 10 feet; thence turn an angle of 90 deg. left and run South 50 feet; thence turn an angle of 90 deg. left and run 180 feet to a point of beginning. Being and lying in the Town of Calera, Shelby County, Alabama.

Also, one 1972 Bonanza Mobile Home 14 x 65, Serial No. F 35529H.

This conveyance is subject to easements and restrictions of record.

Grantees assume and agree to pay a certain mortgage to Central State Bank as recorded in Book 397, page 331, Office of Judge of Probate of Shelby County, Alabama.

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 day of July, 1983.

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
DOCUMENT WAS FILED

1983 JUL 25 PM 12:07

Judge of Probate

Deed tax - 3.00  
Rec 1.50  
Ind 1.50

Joan Marie Lewis Knight (Seal)  
(Joan Marie Lewis Knight)

Michael Knight (Seal)  
(Michael Knight)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan Marie Lewis Knight and husband, Michael Knight 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 day of July, A. D., 1983.

P.O. Box 377  
Calera, Ala. 35040

My Commission Expires January 4, 1984

Notary Public.