



This instrument was prepared by

(Name) Courtney H. Mason Jr.

(Address) 2032 Valleydale Road

SEND TAX NOTICE TO:
John S. Carden
31 Eddings Lane
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen 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,
Robert Wayne Tubbs and wife, Catherine A. Tubbs

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

John S. Carden and wife, Donna J. Carden

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 31, according to Monte Tierra, First Addition, Subdivision
as recorded in Map Book 6, Page 93, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume
and promise to pay that certain mortgage to Engel Mortgage Company,
Inc., recorded in Mortgage Book 364, Page 35, in said Probate Office,
according to the terms and conditions of said mortgage and the indebt-
edness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other-
wise 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 July, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL 23 AM 8:57

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Robert Wayne Tubbs
Robert Wayne Tubbs

Catherine A. Tubbs
Catherine A. Tubbs

(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 Robert Wayne Tubbs and wife, Catherine A. Tubbs
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 July, A. D., 19 84