

847

SEND TAX NOTICE TO:

(Name) J. W. Carden
RT. 1, Box 36A
 (Address) Shelby, Al. 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama \$500.00STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND LOVE AND AFFECTION ----- DOLLARS

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

J. W. Carden and wife, Leverne Carden

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

J. W. Carden and wife, Leverne 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:

PARCEL 1 - The NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, less and except 12 acres across the North side of said quarter-quarter section, and also less and except the following described property: Commence at the Southwest corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, and thence run North 2 deg. 15 min. East along the West line of said forty acres 468.0 feet to a point on the North right of way of a public road and the point of beginning of the parcel herein described; thence continue along the North right of way of said road, five lines, viz.--58 deg. 30 min. right 113.0 feet; 4 deg. 00 min. left 399.0 feet; 13 deg. 30 min. left 69.0 feet; 20 deg. 30 min. left 81.0 feet; and 7 deg. 00 min. right 141.0 feet--thence, leaving said road, 117 deg. 00 min. left 490.0 feet to a point on the West line of said forty acres; thence South along the West line of said forty acres 91 deg. 00 min. left 488.7 feet to the point of beginning, said parcel containing 3.39 acres, more or less, according to survey of J. R. McMillen, dated December 11, 1961.

PARCEL 2 - The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, Township 24 North, Range 15 East.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 12th

day of October 1984

Mortgage Tax \$

WITNESS:

Deed Tax 1.50

Mineral Tax

Recording Fee 2.50Index Fee 1.00TOTAL 4.00

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned authority

I, J. W. Carden and wife, Leverne Carden, a Notary Public in and for said County, in said State,hereby certify that J. W. Carden and wife, Leverne Carden whose name S. W. Carden are signed to the foregoing conveyance, and who are known to me, acknowledged before meon this day, 12th of October, 1984, 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 12th

October

A.D., 19 84

Peggy J. Letton