

This instrument was prepared by

1136 Cahaba River Estates  
Bessemer, Alabama 35023

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-two Thousand and no/100-----Dollars

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

J. D. Carden and wife, Geneva Carden

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

George R. Carden

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the Northeast corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 36, Township 20 South, Range 1 East, thence run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 637.56 feet to the point of beginning; thence continue South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 667.27 feet to the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle of 88 degrees 39 minutes 15 seconds to the right and run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1332.05 feet to the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle of 91 degrees 16 minutes 03 seconds to the right and run North along the West line a distance of 1293.20 feet to the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle of 88 degrees 14 minutes 02 seconds to the right and run East along the North line a distance of 995.77 feet, more or less, to a point on Spring Branch; thence turn an angle of 28 degrees 20 minutes 25 seconds to the right and run along said Spring Branch a distance of 213.57 feet; thence turn an angle of 126 degrees 39 minutes 37 seconds to the right and run a distance of 609.29 feet, more or less; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 503.67 feet; thence turn an angle of 85 degrees 47 minutes 26 seconds to the left and run a distance of 501.84 feet to the point of beginning; situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 36, Township 20 South, Range 1 East, containing 31.59 acres, more or less.

\$32,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

In the event said mortgage has not been paid in full at the time of the death of the last survivor of the grantors, the balance of said mortgage indebtedness will be forgiven and will not be required to be paid to the estate of the survivor.

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 22<sup>nd</sup> day of April, 19 85.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

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STATE OF

ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority,  
in said State, hereby certify that J. D. Carden and wife, Geneva Carden

a Notary Public in and for said County

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 bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of April, 19 85

CONWILL JUSTICE

Notary Public