

This instrument was prepared by

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Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

GRANTEES ADDRESS:
Route 1, Box 2195
Shelby, Ala 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

500.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Lanier S. Cardwell, a widower

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

✓ Oscar J. Cardwell and wife, Marie Cardwell

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

Shelby

County, Alabama to-wit:

A ten (10) foot strip along the East boundary of Lot 4 Block 1 of Pine Grove Camp according to the survey of said Pine Grove Camp which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 at Page 8, and being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 24, Range 15 East, Shelby County, Alabama. Said strip being adjacent to grantees lot which is Lot No. 3 in Block 1 of said Pine Grove Camp.

EXCEPT mineral and mining rights and also excepting those water rights heretofore granted to the Alabama Power Company by deed recorded in Deed Book 52, at Page 176; subject to power line permits to Alabama Power Company, in the Probate Office of Shelby County, Alabama.

BOOK 055 PAGE 963
The grantor herein is the widower of Beverly D. Cardwell, who died in 1980. The undersigned grantor and the said Beverly D. Cardwell, at the death of Beverly D. Cardwell, had been the joint owners of said property with rights of survivorship which said deed is recorded in Deed Book 232, Page 256, in the Probate Office of Shelby County, Alabama, and on the death of Beverly D. Cardwell, the undersigned became the sole owner of said property under the terms of the deed which conveyed the property to them.

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 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, I have hereunto set my hands(s) and seal(s), this 29th day of November, 19 85.

WITNESS:

[Signature] (Seal)

Lanier S. Cardwell (Seal)

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

1986 JAN -6 PM 1:23

STATE OF ALABAMA
SHELBY

COUNTY

Thomas A. Harrison, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Lanier S. Cardwell, a widower
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29 day of November, A. D., 19 85.