

This instrument was prepared by

Send tax notice to:
Wade Brown
Route 1, Box 221 A
Sterrett, AL 35147

(Name) Robert L. Crook, Jr.

(Address) 2324 3rd Avenue North, Birmingham, Alabama 35203

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 Ten Dollars and other good and valuable considerations DOLLARS

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

Lamar Carden, and wife, Helen Snow Carden

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

Wade Brown, and wife, Connie Brown

(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:

Begin at the southwest corner of the South-East quarter of the North-West quarter of Section 30, Township 19 South, Range 1 East; thence east along the south line of said quarter-quarter section for 734.59 feet, said point being 545.30 feet, more or less, west of the southeast corner of said quarter-quarter section; thence left $92^{\circ}17'45''$ in a northerly direction 862.93 feet to the point of beginning, said point being on the west boundary of the Fowler Property; thence continue along same course, which is along the west boundary of said Fowler 840.00 feet to intersection with the southwest right-of-way of Old Highway No. 280; thence left $70^{\circ}30'$ in a northwesterly direction along said southwest right-of-way 210.00 feet; thence left $69^{\circ}30'$ in a southwesterly direction 34.00 feet; thence right $58^{\circ}45'$ in a westerly direction 98.80 feet; thence left $93^{\circ}15'$ in a southerly direction 993.63 feet; thence left $71^{\circ}00'$ in a southeasterly direction 136.00 feet; thence left $109^{\circ}30'$ in a northerly direction 210.00 feet; thence right $109^{\circ}30'$ in a southeasterly direction 210.00 feet to the point of beginning.

\$ 32,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 31st day of January, 1986.

WITNESS: I, Shirley L. Need, Notary Public, State of Alabama, do hereby certify that this instrument was duly recorded in the Public Records of the County of Shelby, Alabama, on this 18th day of March, 1986, at 8:40 AM.

Lamar Carden (Seal)
Helen Snow Carden (Seal)
Helen Snow Carden (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 Lamar Carden, and wife Helen Snow Carden 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 31 day of January, A. D., 1986.

Larry Halcomb

Margaret A. Halcomb, Notary Public.