

WARRANTY DEED CREATING A LIFE ESTATE

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Russell R. Carden and wife Colleen Carden, herein referred to as grantors, grant, bargain, sell and convey unto Hazel Carden a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

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Begin at the Northwest corner of Section 11, Township 24 North, Range 15 East, and run thence East along the North boundary of said Section 11 a distance of 3816.0 feet to the Northwest corner of property heretofore conveyed to my son, Russell R. Carden, which is the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run along the West line of said parcel heretofore conveyed to said Russell R. Carden 364.7 feet to the Southwest corner of said property heretofore conveyed to said Russell R. Carden; thence turn 78 deg. 22 min. right and run to a point on the West line of the NW 1/4 of NE 1/4 of said Section 11; thence run North, along the West line of said NW 1/4 of NE 1/4 of said Section 11 to the point of beginning.

ALSO, from the Northwest corner of Section 11, Township 24 North, Range 15 East, run East along the North boundary line of said Section 11 a distance of 3816.0 feet to the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run 364.7 feet; thence turn 101 deg. 38 min. left and run to a point on the East line of said NE 1/4 of NE 1/4 of said Section 11; thence run North along the East line of said NE 1/4 of NE 1/4 of said Section 11 to the Northeast corner of said quarter-quarter section; thence run West, along the North boundary line of said Section 11 to the point of beginning, less and except that portion thereof heretofore conveyed to Alabama Power Company, and less and except that portion thereof heretofore conveyed to said Russell R. Carden as shown by deed recorded in Deed Book 255, at page 243, Office of the Judge of Probate of Shelby County, Alabama, (which is included in the parcel described herein). situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee for her life and to terminate upon her death.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend

Box 1174  
Shelby, AL 35143

the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 21 day of September, 1979.

Russell R. Carden  
Russell R. Carden

Colleen Carden  
Colleen Carden

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Russell R. Carden and wife Colleen Carden, whose names are signed to the foregoing 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 the 21 day of Sept., 1979.

Elizabeth Balest  
Notary Public

*my commission expires 6/29/83*

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

88 MAR 10 AM 11:35

F. R. St. Lawrence, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50.00</u>
2. Mig. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>