

2104

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Clyde E. Carden
100 County Road 414
(Address) Wilsonville, Alabama 35816

This instrument was prepared without title examination or certification by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

STATUTORY
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama 500.00

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Judgment Quieting Title dated the 19th day of August, 1988 and recorded in Real Book 200, at Page 408-410, in the Office of the Judge of Probate of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

T. H. WALTON, a married man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

CLYDE E. CARDEN and wife, FANNIE MAE 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:

That part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and thence proceed in an Easterly direction along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 639.03 feet to the point of beginning of the parcel of land herein described; thence continue along said North boundary line for a distance of 127.255 feet to a point; thence turn an angle of 86 deg. 17 min. 47 sec. to the right and run Southerly a distance of 566.08 feet to a point, being on the North right-of-way line of Shelby County Highway #16; thence turn an angle of 91 deg. 59 min. 33 sec. to the right and run Westerly along said right-of-way for 124.405 feet to a point; thence turn an angle of 87 deg. 44 min. 22 sec. to the right and run Northerly a distance of 569.98 feet to the point of beginning, containing 1.638 acres.

The above described real property does not constitute any part of the homestead of the Grantor T. H. Walton or of his wife Mayonaize Walton.

1. Deed Tax \$ 50
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee .75
TOTAL 4.75

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 SEP 30 AM 9:06
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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, the undersigned, do hereby certify that the above described premises are the property of the grantors and that the same are being conveyed to the grantees as joint tenants, with right of survivorship, and that the grantors are not aware of any other persons claiming an interest in the same.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th

day of August Sept 1988

WITNESS:
Patsy S. Parker (Seal)
T. H. Walton (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. H. Walton, a married man, 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 20th day of August Sept A. D., 1988
Patsy S. Parker
Notary Public.

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