

SEND TAX NOTICE TO:

(Name) Lawrence H. Martin  
(Address) Rt. 2 Box 502  
Calera, Alabama 35040

This instrument was prepared by

(Name) Joseph E. Walden, Walden & Walden  
(Address) P. O. Box 1610, Alabaster, Alabama 35007

Form 1-14 Rev. 3/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty One Thousand and 00/100s (\$61,000.00) DOLLARS

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

Hannelore M. Carden, as administratrix of the Estate of Clifton J. Carden  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Lawrence H. Martin and wife, Mary E. Martin  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Parcel I  
Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West and run North on the West line of said 1/4 1/4 Section a distance of 207.46 feet to a point on the East right of way line of U. S. Highway 31; thence run in a Northwesterly direction on said East right of way line a distance of 2.61 feet to the point of beginning; thence continue in a straight line on said East right of way line of said U. S. Highway No. 31 a distance of 200 feet; thence turn an angle of 110 deg. 16 min. right and 500 feet to a point; thence turn a angle of 69 deg. 44 min. right and run parallel to said East right of way line of U. S. Highway No. 31 a distance of 200 feet to a point; thence turn an angle of 110 deg. 110 deg. 16 min. right and run 500 feet to the point of beginning; being situated in Shelby County, Alabama.

(DESCRIPTION CONTINUED ON BACK)

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 (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 hand(s) and seal(s), this 7th day of December, 19 89.

WITNESS:

(Seal) Hannelore M. Carden (Seal)  
Hannelore M. Carden, as  
(Seal) Administratrix of the Estate (Seal)  
of Clifton J. Carden (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, Paula Pierce Laye, a Notary Public in and for said County, in said State,

hereby certify that Hannelore M. Carden

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, A.D., 19 89

Paula Pierce Laye  
Notary Public

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Parcel II

A part of the S 1/2 of SW 1/4 of Section 17, Township 21 South, Range 2 West, described as follows: Begin at the southwest corner of the SE 1/4 of SW 1/4 of Section 17, and run north along west line of said 1/4-1/4 Section a distance of 207.46 feet to a point on east right of way line of U. S. Highway No. 31; thence run in a northwesterly direction along said right of way a distance of 226.19 ft. to a point being the Southwest corner of lot being conveyed to James E. Carden on this date; thence turn an angle of 110 deg. 16 min. right and run along South Line of James E. Carden property a distance of 500 ft.; thence turn an angle of 69 deg. 44 min. right and run parallel to East right of way line of U. S. Highway No. 31 a distance of 23.58 ft. to a point; thence turn an angle of 110 deg. 16 min. right and run a distance of 500 ft. to point on East right of way line of U. S. Highway No. 31; thence run Northwesterly along east right of way line of said highway for 23.58 ft. to point of beginning.

Subject to easements, restrictions and rights of way of record.

Subject to applicable zoning and subdivision regulation.

None of the herein conveyed property constitutes any portion of the grantors homestead.

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

89 DEC 19 AM 8:50

*F. Roman A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax -----	\$ 6.00
2. Notary Fee -----	\$ 5.00
3. Recording Fee -----	\$ 3.00
4. -----	\$ 1.00
5. -----	\$ 1.00
6. -----	\$ 1.00
Total -----	\$ 10.00

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO

TO