

SEND TAX NOTICE TO:

(Name) Leverne Carden
Route 1, Box 2010
(Address) Shelby, Alabama 35143

413

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 (\$500.00)-----DOLLARS-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Leverne Carden, as Executrix of the Estate of J. W. Carden, deceased, Probate Case No. 28-207, in the Probate Office of Shelby County, Alabama.
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leverne Carden

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 11, Township 24 North, Range 15 East and run East along the North boundary of said section a distance of 3816.05 feet to the Northwest corner of the Roger Carden property; thence turn an angle of 101 degrees 38 minutes to the right and run a distance of 364.70 feet to the Southwest corner of said property; thence turn an angle of 38 degrees 16 minutes to the left and run a distance of 503.81 feet to the point of beginning on the Southeast 40 foot right of way of Shelby County Highway #71; thence turn an angle of 46 degrees 44 minutes to the left and run a distance of 270.00 feet to a point; thence turn an angle of 104 degrees 00 minutes to the right and run a distance of 479.50 feet to a point; thence turn an angle of 59 degrees 05 minutes to the right and run a distance of 305.34 feet to a point on the Southeast 40-foot right of way line of said Shelby County Highway #71; thence turn an angle of 120 degrees 55 minutes to the right and run a distance of 570.00 feet to the point of beginning. Situated in Shelby County, Alabama.

This deed is executed pursuant to the will of said J.W. Carden.

1. Deed Tax	\$ 50
2. Mtg. Tax	\$ 2.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 7.00
Total	\$ 20.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 7th day of March, 1990.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

90 MAR -7 AM 11:44 (Seal)

(Seal)

JUDGE OF PROBATE (Seal)

Leverne Carden as Executrix (Seal)
Leverne Carden, as Executrix of the
Estate of J. W. Carden, deceased (Seal)
Probate Case No. 28-207, Shelby County,
Alabama (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leverne Carden, whose name as Executrix of the Estate of J. W. Carden, deceased ~~was~~ 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 in her capacity as such Executrix.

Given under my hand and official seal this 7th day of March, A. D. 1990

Mike [Signature]

[Signature] [Signature]

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