

Value: \$40,000

SEND TAX NOTICE TO:

(Name) Donna C. Smitherman and Rhonda K. Pickett

(Address) 5259 COUNTY ROAD 42 WEST JEMISON, AL. 35085

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) P. O. Box 587, Columbiana, AL 35051

Form 1-1-8 Rev. 5/82

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 One and no/100 ----- DOLLARS  
and other good and valuable consideration

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

Ethel V. Carden, a widow

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

Donna C. Smitherman and Rhonda K. Pickett

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

It is intended to convey all property owned by Ethel V. Carden or in which she owns an interest located in Shelby County, Alabama, whether correctly described herein or not.

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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 24th  
day of March, 19 92.

WITNESS:

\_\_\_\_\_  
(Seal) Ethel V. Carden (Seal)  
\_\_\_\_\_  
(Seal) Ethel V. Carden (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 Ethel V. Carden, a widow 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 24th day of March, A. D., 19 92

Dorothy Jackson

Exhibit "A"

PARCEL ONE:

Begin at the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West; and run North on the West line of said Quarter Quarter 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 396.19 feet to the point of beginning, and which point constitutes the SW corner of the land now owned by grantee; thence turn an angle of 110 deg. 16' right and run along the South boundary of the property of grantee, a distance of 500 feet to a point; thence turn an angle of 69 deg. 44' right and run parallel to the said East right of way line of Highway 31 a distance of 20 feet to a point; thence turn an angle of 110 deg. 16' right and run parallel with the South boundary of property now owned by grantee, a distance of 500 feet to a point on the East right of way line of U. S. Highway 31; thence run Northwesterly along the East boundary of the right of way of said Highway 20 feet to the point of beginning.

PARCEL TWO:

A part of the S $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West, described as follows: Begin at the southwest corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 17 and run North along West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  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 376.19 feet to the point of beginning, and which point constitutes the southwest corner of land owned by James E. Carden; thence turn an angle of 110 deg. 16 min. right and run along south line of Carden property a distance of 500 feet; thence turn an angle of 69 deg. 44 min. right and run parallel to east right of way line of Highway No. 31 a distance of 150.00 feet to a point; thence turn an angle of 110 deg. 16 min. right and run a distance of 500 feet to point on east right of way line of U. S. Highway No. 31; thence run northwesterly along east right of way line of U. S. Highway No. 31 for 150.0 feet to point of beginning; situated in Shelby County, Alabama.

PARCEL THREE:

Begin at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 17, Township 21 South, Range 2 West, and run North on the West line of said Quarter-Quarter 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 411.19 feet to the point of beginning; thence continue in a straight line on said East right of way line a distance of 104.7 feet to a point; thence turn an angle of 110 deg. 16 min. right and run 500 feet to a point; thence turn an angle of 69 deg. 44 min. right and run parallel to the said east right of way line of Highway 31 a distance of 104.7 feet to a point; thence turn an angle of 110 deg. 16 min. right and run 500 feet to the point of beginning. Containing 1.2 acres, more or less, SUBJECT TO AND TOGETHER WITH an easement in a well for domestic water and rights in connection therewith for use of grantee and others as reserved in a deed to Lula B. Massey conveying to her the land on which said well is located.

SUBJECT TO existing easements and rights of way and subject to State and County.

SIGNED FOR IDENTIFICATION:

Ethel V. Carden  
Ethel V. Carden, Grantor

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
92 MAR 24 PM 3: 55

JUDGE OF PROBATE

1. Deed Tax	\$ 40.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 49.00

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