

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Seven Hundred Fifty and no/100----- DOLLARS

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

ALFRED BAILEY CARDER AND WIFE, GLADYS CARDER

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

KENDALL BATES and JOANA BATES

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

GRANTEES' ADDRESS:

P.O. Box 186

Wilsonville, Alabama 35186

*\$14,750.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set OUR hands(s) and seal(s), this _____

day of April, 19 92

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Alfred Bailey Carder (Seal)

Gladys Carder (Seal)
Gladys Carder

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Alfred Bailey Carder and wife, Gladys Carder

whose name are signed to the foregoing conveyance, 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.

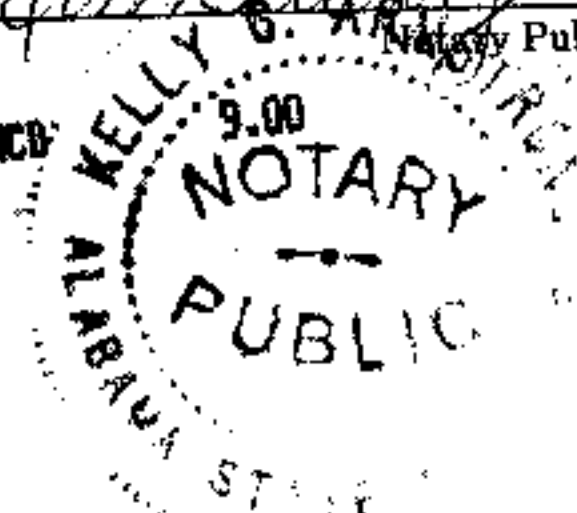
Given under my hand and official seal this 15th day of April

A. D., 19 92

Kelly S. Armstrong
Notary Public.

Form 31-A

04/03/1992 03114 10:43:00 AM SHELBY COUNTY 002 NCB



SALE OF PROPERTY: Carder to Bates

EXHIBIT "A"

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 40.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 39.90 feet to the South R.O.W. line of Alabama Highway No. 25; thence turn an angle of 81 deg. 52 min. to the right and run a distance of 299.80 feet to a point on said R.O.W.; thence turn an angle of 2 deg. 30 min. to the right and run a distance of 51.20 feet to a point on said R.O.W.; thence turn an angle of 00 deg. 31 min. to the left and run a distance of 135.49 feet to a point on said R.O.W. line; thence continue in the same direction along said R.O.W. line a distance of 10.00 feet; thence turn an angle of 2 deg. 16 min. to the left and run a distance of 90.25 feet; thence turn an angle of 3 deg. 44 min. to the left and run a distance of 204.00 feet to a point on said R.O.W. line and the point of beginning; thence turn an angle of 2 deg. 42 min. to the left and run a distance of 70.55 feet to a point on said R.O.W. line; thence turn an angle of 98 deg. 00 min. to the right and run a distance of 202.02 feet to the north R.O.W. line of the Southern Railroad; thence turn an angle of 72 deg. 17 min. to the right and run along the Railroad R.O.W. line a distance of 87.85 feet; thence turn an angle of 111 deg. 20 min. to the right and run a distance of 219.41 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

SUBJECT TO RIGHTS OF REDEMPTION FRO FORECLOSURE SALE DATED December 6, 1991.

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