

This instrument was prepared by

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address

(Name) Ben F. Beckham, III, Attorney at Law  
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND EIGHT HUNDRED AND NO/100 (\$4,800.00) DOLLARS

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

CLIFFORD W. LYNCH and wife, BARBARA C. LYNCH  
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES L. CARDEN and wife, SABRA F. GARDEN

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

SHELBY

County, Alabama to-wit:

Lot 7, according to the Amended Map of Carleton Point as recorded in  
Map Book 15 page 108, in the Probate Office of Shelby County, Alabama  
being situated in Shelby County, Alabama.

Subject to the following:

(1) All easements, restrictions, conditions, covenants, set back lines,  
rights of way, and limitations of record.

(2) Any loss, claim, damage or expense including additional tax due, if any,  
due to the fact that ad valorem taxes for subject property have been paid  
under a current use assessment.

05/12/1992-8019  
12:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 11.50

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, we have hereunto set our hand(s) and seal(s), this 28th  
day of April, 19 92

WITNESS:

(Seal)  
(Seal)  
(Seal)

Clifford W. Lynch (Seal)  
CLIFFORD W. LYNCH  
Barbara C. Lynch (Seal)  
BARBARA C. LYNCH  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that CLIFFORD W. LYNCH and wife, BARBARA C. LYNCH  
whose name s 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 28th day of April A. D., 19 92

Benjamin F. Beckham III  
Notary Public.