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**This Form Provided By**  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Carlis D. Kervin

(Address) 212 Carl Nichols Drive  
Pelham, AL 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-6 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 Thirteen Thousand Two 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,  
William M. Schroeder, a married man; James L. Carden, a married man; Fannie Mae Carden,  
a widow; and Patricia Gail Carden Noble a married woman (not in equal interests)  
(herein referred to as grantors) do grant, bargain, sell and convey unto Dorothy D. Schroeder; and Sabra F. Carden  
Carlis D. Kervin and Anne G. Kervin

(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 Map of COUNTRY CLUB ESTATES, PHASE I, as recorded in  
Map Book 10, Page 36, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Inst # 1992-17625

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, \_\_\_\_\_ have hereunto set \_\_\_\_\_

day of June, 19 92.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Dorothy D. Schroeder 15th  
Dorothy D. Schroeder

Sabra F. Carden  
Sabra F. Carden

William M. Schroeder (Seal)  
William M. Schroeder

James L. Carden (Seal)  
James L. Carden

Fannie Mae Carden (Seal)  
Fannie Mae Carden

Patricia Gail Carden Noble (Seal)  
Patricia Gail Carden Noble

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D., 19 92

My Commission Expires August 14, 1993

Paula D. Seale  
Notary Public.

acknowledgments on attached sheet

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Dorothy D. Schroeder, 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 15th day of June, 1992.

*Paula D. Seal*  
Notary Public

My Commission Expires August 14, 1993

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Fannie Mae 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 15th day of June, 1992.

*Paula D. Seal*  
Notary Public

My Commission Expires August 14, 1993

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James L. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of June, 1992.

*Paula D. Seal*  
Notary Public

My Commission Expires August 14, 1993

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Patricia Gail Carden Noble, a married woman, 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 15th day of June, 1992.

*Paula D. Seal*  
Notary Public

My Commission Expires August 14, 1993

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Sabra F. 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 15th day of June, 1992.

*Paula D. Seal*  
Notary Public

My Commission Expires August 14, 1993

08/20/1992-17:25  
01:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR MCD 26.50