

WARRANTY DEED
JOINTLY FOR LIFE WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~One Hundred Five Thousand Nine Hundred~~ & no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, CLINTON M. CARDEN AND TERESA L. CARDEN, husband and wife

(herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto Craig Lawrence Hitpas and Linda Anne Hitpas (herein referred to as GRANTEE(S)), jointly for life with right of survivorship their heirs and assigns, the following described Real Estate, situated in the County of SHELBY and State of Alabama, to-wit:

PARCEL I:

LOT 15, ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION HIGHLANDS, AS RECORDED IN MAP BOOK 11, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II:

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 4 WEST, HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 4 WEST, HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA; THENCE NORTHERLY ALONG THE EAST LINE THEREOF 326.40 FEET; THENCE TURN LEFT 106° 00' 37" AND RUN SOUTHWESTERLY 138.84 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF THE SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION HIGHLANDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG THE SOUTH LINE OF SAID LOT 15 FOR 130.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE TURN LEFT 151° 40' 10" AND RUN SOUTHEASTERLY 114.07 FEET; THENCE TURN LEFT 58° 08' 25" AND RUN NORTHEASTERLY 28.63 FEET; THENCE TURN LEFT 52° 30' 35" AND RUN NORTHEASTERLY 40.26 FEET TO THE POINT OF BEGINNING.

\$95,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1993-02039

01/21/1993-02039
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCD 17.50

TO HAVE AND TO HOLD, the aforementioned premises to the said GRANTEE(S), their heirs and assigns FOREVER, Jointly for life with right of survivorship.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set OUR hands and seals, this 19th day of December

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WITNESS:

Clinton M. Carden (L. S.)
CLINTON M. CARDEN (L. S.)
Teresa L. Carden (L. S.)
TERESA L. CARDEN (L. S.)

THE STATE OF ALABAMA,
SHELBY COUNTY.

I, Thomas D. Foster, a Notary Public in and for said State Alabama, hereby certify that Clinton M. Carden and Teresa L. Carden, husband & wife

whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December 1992

Thomas Foster Notary Public.

FOR RECORDING ONLY