

(Name) Lee Carden

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

(Address) Lot 27
Knox mobile home Park
Maylene, Al. 35114

Form 1-1-5 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 Five Hundred and no/100 ----- DOLLARS

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

James D. Parker and Lynne L. Parker, husband and wife

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

Lee Carden and Stacy Carden

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

Shelby

County, Alabama to-wit:

From the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, run South 43 degrees 45 minutes East 29.0 feet; thence run South 01 degree 20 minutes East 245.3 feet; thence run South 28 degrees East 393.59 feet; thence run North 81 degrees 47 minutes 20 seconds East 406.43 feet; thence run North 07 degrees 31 minutes 40 seconds West 367.07 feet to point of beginning of land herein described; thence continue North 07 degrees 31 minutes 40 seconds West to a point 20 feet South of the North line of said 1/4 section; thence run South 88 degrees 10 minutes East 340.0 feet more or less; thence run South 07 degrees 30 minutes West 135.0 feet more or less, thence run South 89 degrees 52 minutes 20 seconds West 310.31 feet to point of beginning; this being a part of the SW 1/4 of Section 17, Township 21 South, Range 2 West, situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

12/14/1993-40078
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDJ KJS 22.00

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 14 day of December, 1993.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

James D. Parker (Seal)
Lynne L. Parker (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James D. Parker and Lynne L. Parker

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 14 day of December, A. D., 1993

Marcia S. Wilder
Notary Public.

Inst # 1993-40078