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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) Jasper Wayne Carden

(Address) 171 Spring Creed Road
Shelby, Al. 35143

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

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 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,

Leverne Carden, a single woman

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

Jasper Wayne Carden and Dawn 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:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.

SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

10/04/1994-30189
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 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, I have hereunto set my hand(s) and seal(s), this 23

day of September, 19 94.

WITNESS:

_____(Seal)

Leverne Carden (Seal)
Leverne Carden

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

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

hereby certify that Leverne 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 23 day of September, 19 94 A. D.,

Martha S. Wilder

Notary Public.

Inst # 1994-30189

EXHIBIT "A"

PARCEL 2:

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 north, Range 15 east, Shelby County, Alabama and run thence easterly along the south line of the said NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 a distance of 2,619.10 feet to a point; thence turn 177 degrees 14 minutes 53 seconds left and run 62.60 feet to a point; thence turn 92 degrees 56 minutes 31 seconds right and run 80.77 feet to a point; thence turn 43 degrees 53 minutes 29 seconds left and run 45.01 feet to a point; thence turn 54 degrees 44 minutes 47 seconds left and run 141.96 feet to a point; thence turn 14 degrees 05 minutes 22 seconds right and run west-northwesterly 200.80 feet to the point of beginning of the property, Parcel 2 being described; thence turn 2 degrees 32 minutes 54 seconds left and run northwesterly 143.87 feet to a point; thence turn 65 degrees 42 minutes 15 seconds right and run 118.51 feet to a point; thence turn 8 degrees 03 minutes 42 seconds right and run northerly 34.42 feet to a point; thence turn 95 degrees 04 minutes 02 seconds right and run easterly 96.49 feet to a point on the edge of Lay Lake; thence turn 114 degrees 32 minutes 09 seconds right and run along the edge of said lake 12.40 feet to a point; thence turn 55 degrees 53 minutes 13 seconds left and run southeasterly along edge of lake 91.22 feet to a point; thence turn 55 degrees 53 minutes 13 seconds right and run southerly along edge of lake 117.33 feet to the point of beginning.

ALSO:

There is a proposed easement across Parcel 1 for access to Parcel 2, the centerline of which is described as follows:

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 north, Range 15 east, Shelby County, Alabama and run thence easterly along the south line of said NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 a distance of 1,401.22 feet to a point; thence turn 75 degrees 11 minutes 56 seconds left and run northeasterly 385.97 feet to a point; thence turn 78 degrees 40 minutes 11 seconds left and run 57.49 feet to a point; thence turn 10 degrees 28 minutes 30 seconds left and run 133.35 feet to a point in the centerline of Shelby County Highway No. #71 and the point of beginning, on the centerline of the easement being described; thence turn 180 degrees 00 minutes 00 seconds right and run 133.35 feet to a point; thence turn 11 degrees 39 minutes 28 seconds left and run easterly 581.20 feet to a point; thence turn 45 degrees 00 minutes 00 seconds right and run 38.17 feet to a point that is 23.16 feet east of the most northwesterly corner of Parcel No. 2 and the end of easement.

According to the survey of Joseph E. Conn, Jr. Ala. PLS # 9049, dated August 31, 1994, easement revised on September 14, 1994.

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