

Leverne Carden  
P.O. Box 2092

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO: Orange Beach, AL

William E. Swatek  
Attorney at Law  
P. O. Box 1801  
Alabaster, AL 35007  
PHONE: 205/663-0905

03/07/1995-05863  
11:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEG 36.00

3656

Inst # 1995-05863

WARRANTY DEED

\$25,000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Ann Cox (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Leverne Carden, a single woman, referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The North Half of the NE $\frac{1}{4}$  of Section 11, Township 24, Range 15 East, Less and Except those parcels thereof which have heretofore been conveyed by me and less and except that portion thereof which is being deeded to Russell R. Carden,; Jasper Wayne Carden and Dawn Carden; J.B. Winslett and Bill Jett; Robert E. Anderson; Mary Flack and Herbert Flack; and except the following:

Begin at the intersection of the North right of way of Shelby County Highway No. 46 with the West right of way of Shelby County Highway No. 76 and run thence west along the North right of way line of said Shelby County Highway No. 46 a distance of 300 feet; thence run North, parallel with the West right of way line of Shelby County Highway No. 76, a distance of 300 feet; thence run East, parallel with the North line of said Shelby County Highway No. 46 a distance of 300 feet to a point on the West right of way line of said Shelby County Highway No. 76; thence run South along the West right of way line of said Shelby County Highway No. 76, a distance of 300 feet to the point of beginning, being situated in the North Half of the NE $\frac{1}{4}$  of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of December, 1994.

Ann Cox (Seal)

\_\_\_\_ (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ann Cox, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on

this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December,  
19994.

  
Notary Public

My Commission Expires: 9-24-97

[C:\WP51\FORMS\REALEST\Warranty.dee]

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