

Warranty Deed, Joint Grantees with survivorship

STATE OF ALABAMA  
SHELBY COUNTY

That for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantors, Russell R. Carden and wife, Colleen Burcham Carden, the receipt of which is hereby acknowledged, the said grantors do grant, bargain, sell and convey unto the said Russell R. Carden and wife Colleen Burcham Carden, the following described real estate, to-wit:

Begin at the NE corner of the SE 1/4 of NE 1/4 1/4 of Section 11, Range 15 East, Township 24 North, going South along said Section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West) for a distance of 100 feet; thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; thence an angle of 53 deg. 04 min. left (South 13 deg. 31 min. West) for a distance of 240.0 feet to the point of beginning; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.1 feet to highwater easement of Alabama Power Company Lake (Lake Lay) this establishes the North boundary line of said tract of land; thence from the point of beginning an angle of 77 deg. 40 min. right (South 7 deg. 38 min. West) from North boundary line for a distance of 275 feet; thence an angle of 101 deg. 04 min. left (North 86 deg. 34 min. East) for a distance of 249.7 feet to highwater easement of Alabama Power Company Lake (Lake Lay) thence a distance along said easement Northward for a distance of 175 feet to the North boundary line; thence along said North boundary line to point of beginning according to survey of Gary N. Roberts, Reg. L.S.

This tract of land being situated in the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama. Subject to easements and rights of way of record.

TO HAVE AND TO HOLD unto the said Russell R. Carden and wife, Colleen Burcham Carden, as joint tentants, 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,

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and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 set our hands and seals this 29th day of July, 1982.

  
Russell R. Carden

  
Colleen Burcham Carden

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Russell R. Carden and Colleen Burcham Carden, 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, they executed the same voluntarily on the day the same bears date.

~~June~~ Given under my hand and official seal this the 29 day of July, 1982.

  
Notary Public

Russell R. Carden  
Rt. 1  
Shelby, Ala.

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