

Grantee address:

132 CR 771  
Clanton, Al 35045

Inst # 1996-37737

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY

11/14/1996-37737  
12:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO NOT RECORD 12.50

Inst # 1996-37737

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION of Twenty Two Thousand and 00/100 Dollars, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Dessel Carden, a single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ronnie B. Porter and wife, Patricia A. Porter (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in \_\_\_\_\_ County, Alabama:

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Begin at the Southeast Corner of NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, thence run North along East line of said NE 1/4 of SW 1/4 a distance of 953.11 feet, turn left an angle of 90 degrees 00 minutes a distance of 115.0 feet, turn left an angle of 55 degrees 24 minutes 20 seconds a distance of 175.0 feet for point of beginning; thence continue said course a distance of 93.0 feet, turn right an angle of 106 degrees 27 minutes 15 seconds a distance of 233.28 feet to water's edge of Lay Lake, turn right an angle of 57 degrees 38 minutes 45 seconds and run Northeasterly along said water's edge a distance of 106.0 feet, thence turn right an angle of 122 degrees 31 minutes 05 seconds a distance of 264.02 feet to point of beginning; being in NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

Dessel Carden is the surviving grantee in that certain deed recorded in Deed Book 181, Page 95 and the other grantee, Claude Carden is deceased, having died on April 12, 1990.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, as joint tenants with rights of survivorship.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 12 day of Nov., 1996.

x Dessel Carden

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, hereby certify that Dessel Carden, a single person, 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 became due. Given under my hand and seal this 12 day of Nov., 1996.

