

(Name) Kenneth M. Arden

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 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-----(\$500.00) DOLLARS

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

KENNETH M. ARDEN, a married man,

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

KENNETH M. ARDEN and wife, CHRISTY L. ARDEN,

(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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way and permits of record.

Launching rights to the launch of John E. Rice and wife, Ailene Rice.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

Inst # 1997-07465

03/11/1997-07465
08:25 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

day of _____, 19____.

WITNESS:

(Seal)

Kenneth M. Arden
Kenneth M. Arden (Seal)

(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 Kenneth M. Arden

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 2th day of March A. D., 19____.

Notary Public

Inst # 1997-07465

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East, being a part of the same land described in a description to John and Ailene Rice, recorded in Deed Book 272, at Page 491 of the real property records of Shelby County, Alabama, being more particularly described as follows: Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East; Thence S 89°51'51" W, a distance of 311.98 feet, to the center of Paradise Circle; Thence along the centerline of Paradise Circle the following bearings and distances; S 5°22'51" W, a distance of 193.75 feet, S 9°21'09" E, a distance of 156.17 feet, S 28°16'09" E, a distance of 194.68 feet; Thence along the centerline of a private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances; S 15°07'09" E, a distance of 160.16 feet, S 34°16'09" E, a distance of 59.06 feet, S 8°48'09" E, a distance of 158.75 feet; Thence along an existing paved road, the following courses, S 1°57'45" E, a distance of 40.40 feet, S 8°57'22" E, a distance of 77.22 feet, S 2°10'46" E, a distance of 42.94 feet; S 4°26'39" E, a distance of 60.13 feet, S 4°29'58" E, a distance of 65.22 feet, S 6°12'50" E, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, S 35°55'34" E, a distance of 10.62 feet to the **Point of Beginning**; Thence, continuing along said paved road, S 35°55'34" E, a distance of 72.01 feet; Thence along a curve to the left in said road, having a radius of 30.90', an arc length of 18.58 feet; Thence along said road, S 70°23'20" E, a distance of 50.73 feet; Thence S 5°54'18" E, a distance of 79.51 feet to elevation 397.00', on the shore of Lay Lake; Thence along said elevation and shore the following bearings and distances; N 73°52'14" E, a distance of 16.98 feet, S 77°43'41" E, a distance of 43.02 feet, S 63°38'21" E, a distance of 16.63 feet, S 42°01'33" E, a distance of 9.04 feet, S 10°49'19" E, a distance of 16.76 feet, S 78°29'55" E, a distance of 17.23 feet, N 51°52'13" E, a distance of 8.84 feet, N 14°33'06" E, a distance of 44.26 feet, N 9°18'31" E, a distance of 62.95 feet, N 9°01'47" E, a distance of 20.65 feet, N 3°54'04" E, a distance of 25.53 feet, N 1°17'52" W, a distance of 25.56 feet, N 24°18'25" W, a distance of 17.72 feet, N 36°41'29" W, a distance of 33.94 feet; Thence S 84°23'24" W, a distance of 218.35 feet to the Point of Beginning.

EASEMENT DESCRIPTION

Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East; Thence S 89°51'51" W, a distance of 311.98 feet, to the center of Paradise Circle; Thence along the centerline of Paradise Circle the following bearings and distances; S 5°22'51" W, a distance of 193.75 feet, S 9°21'09" E, a distance of 156.17 feet, S 28°16'09" E, a distance of 194.68 feet, to the **Point of Beginning**; Thence along the centerline of a 30' private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances; S 15°07'09" E, a distance of 160.16 feet, S 34°16'09" E, a distance of 59.06 feet, S 8°48'09" E, a distance of 158.75 feet; Thence beginning a 20' wide easement, along an existing paved road, the centerline described by the following courses, S 1°57'45" E, a distance of 40.40 feet, S 8°57'22" E, a distance of 77.22 feet, S 2°10'46" E, a distance of 42.94 feet; S 4°26'39" E, a distance of 60.13 feet, S 4°29'58" E, a distance of 65.22 feet, S 6°12'50" E, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, S 35°55'34" E, a distance of 10.62 feet, to the Point of Beginning of the above described parcel.

Inst # 1997-07465

03/11/1997-07465
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50