

✓ Send Tax Notice To:
James W. & Roxann L. Hardin
3561 Cahaba Beach Rd
Birmingham, AL 35242

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 13 day of May, 1997, by Angeline Caudel Carden, formerly known as Angeline Caudel, and husband, Michael Carden (hereinafter referred to as the "Grantors"), to James William Hardin and wife, Roxann Lewis Hardin (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Thousand Four Hundred and no/100th Dollars (\$2,400.00), the Grantors do by these presents, grant, bargain, sell and convey unto the Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW1/4 of the NE1/4 of Section 11, Township 24 North, Range 15 East; thence run Southerly along the West line thereof 200.12 feet to the point of beginning; thence 09 degrees 00 minutes 45 seconds left run 322.88 feet; thence 135 degrees 50 minutes 49 seconds left run Northeasterly 465.32 feet; thence 136 degrees 05 minutes 39 seconds run Westerly 324.32 feet to the point of beginning;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

- 1) Ad valorem taxes for the year 1997 and subsequent years; and
- 2) All easements and rights-of-way of record.

TO HAVE AND TO HOLD, to the said Grantees, their heirs, executors and assigns forever.

And said Grantors do for themselves, their heirs, executors and assigns, covenant with said Grantees, their heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the date first written above.

Inst # 1997-15019


Angeline Caudel Carden, formerly known
as Angeline Caudel


Michael Carden

05/14/1997-15019
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 16.00

Inst # 1997-15019

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angeline Caudel Carden, formerly known as Angeline Caudel, and husband, Michael Carden, are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears' date:

Given under my hand this 13th day of May, 1997.



Notary Public

My Commission Expires: 10-27-97

THIS INSTRUMENT PREPARED BY:

Chervis Isom

Berkowitz, Lefkovits, Isom & Kushner

1600 SouthTrust Tower

Birmingham, Alabama 35203

LEGEND

• DEGREE
• FEET OR MINUTES
• INCHES OR SECONDS
I.P.F. IRON PIN FOUND
I.P.S. IRON PIN SET

NW NORTHWEST
NE NORTHEAST
SW SOUTHWEST
SE SOUTHEAST
P.P. POWER POLE

R RADIUS
L ARC LENGTH
TAN. ARC TANGENT
CH. CHORD
Δ CENTRAL ANGLE

R/W RIGHT OF WAY
C CENTERLINE
X X PAINTED LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

NW CORNER
SW1/4-NE1/4
SEC. 11, T-24 N, R-15 E.



GRAPHIC SCALE: 1"=100'
0 50 100 200

1.20 ACRES

BOUNDARY SURVEY

DATE: MARCH 18TH, 1997

Inst # 1997-15019

05/14/1997-15019
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

LEGAL DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE THEREOF 200.12 FEET TO THE POINT OF BEGINNING; THENCE 0°0'45" LEFT RUN 322.88 FEET; THENCE 135°50'49" LEFT RUN NORTHEASTERLY 465.32 FEET; THENCE 136°05'39" LEFT RUN WESTERLY 324.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1.20 ACRES.

STATE OF ALABAMA SHELBY COUNTY

I, THOMAS E. SIMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY STATE, SUBJECT TO THE NOTES SHOWN HEREON, THAT THE FOREGOING MAP OR SKETCH PREPARED BY MYSELF OR UNDER MY SUPERVISION SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
AND THAT I HAVE CONSULTED THE F.I.A. FLOOD HAZARD BOUNDARY MAP AND FOUND THIS PROPERTY IS LOCATED IN ZONE "C", WHICH IS NOT A DESIGNATED SPECIAL FLOOD HAZARD AREA, EXCEPT THAT PART THAT MAY BE SHOWN ON ABOVE MAP OR PLAT.

ACCORDING TO MY SURVEY THIS 18TH DAY OF MARCH, 1997



**Simmons
Surveying**

P.O. BOX 895 108 PINSON PLAZA
PINSON, ALABAMA 35126
(205) 881-3679

Thomas E. Simmons
THOMAS E. SIMMONS LS# 12945

P. O. BOX 895 PINSON, AL 35126
TEL: (205) 881-3679

DRAWING NO.: 397-111 DRAFTSMAN: TOMMY DATE: 03/18/97