

This Instrument Was Prepared By:  
**DICKERSON & MORSE**  
 Attorneys-at-Law  
 1920 Valleydale Road  
 Birmingham, Alabama 35244

STATE OF ALABAMA

**WARRANTY DEED, JOINTLY FOR**  
**LIFE WITH REMAINDER TO**  
**SURVIVOR**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED FIVE DOLLARS AND 75 CENTS (US\$137,905.75) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, John Kevin Jackson and wife, Angela L. Jackson, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto William David Carden and wife, Wendy Peoples Carden, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 25, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18 page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$129,905.75 of the above purchase price is in the form of a Mortgage being assumed by the Grantee, which is in favor of Standard Mortgage Corporation of Georgia, recorded in Instrument #1996-691. The Assumpter (the Grantee) hereby assumes and has agreed to pay all remaining payments.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 7th day of July, 1997.

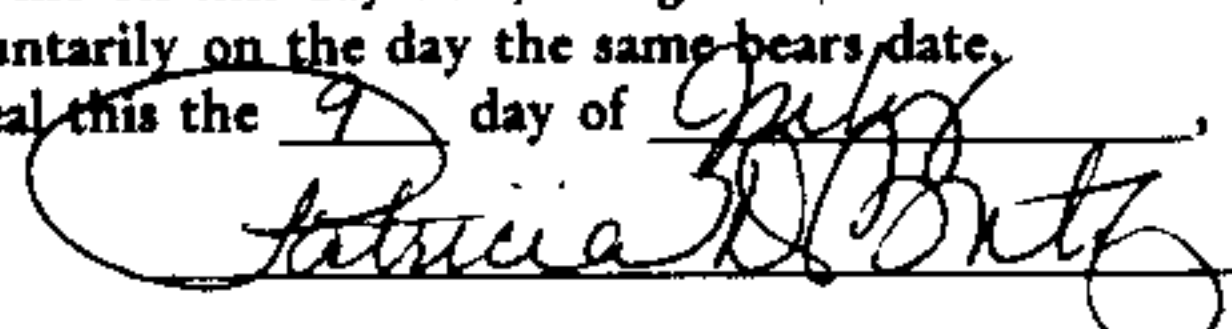
  
 John Kevin Jackson

  
 Angela L. Jackson

STATE OF ALABAMA )  
 COUNTY OF MOBILE )

I, the undersigned, a notary public in and for said county in said state, hereby certify that John Kevin Jackson and wife, Angela L. Jackson, 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.

Given under my hand and official seal this the 9 day of July, 1997.

  
 Notary Public

My Commission Expires: 4-24-2000

07/14/1997-22077  
 12:54 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MEL 16.50