

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Edgar L. Carden

(Address) 95 Mellow Lane
Alabaster, Al. 35007

This instrument was prepared by

(Name) Michael 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 One Thousand and no/100 and other good and valuable consideration DOLLARS

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

Fred Wayne Horton, a married man

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

Edgar L. Carden and Stacy Rebecca Carden

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Begin at the NW corner of SW 1/4 of SE 1/4 of Section 32, Township 21 South, Range 1 West; thence run South along the West boundary of said SW 1/4 of SE 1/4 a distance of 170 feet to an iron pipe for point of beginning; thence continue South along the West boundary of said SW 1/4 of SE 1/4 210 feet; thence East parallel with the North boundary of said SW 1/4 of SE 1/4 105 feet; thence North parallel with the West boundary of said SW 1/4 of SE 1/4 210 feet; thence West 105 feet to point of beginning.
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

The above described property is not the homestead of the grantor or of his respective spouse.

06/17/1998-22635
04:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 9.30

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 17

day of June, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

Fred Wayne Horton
Fred Wayne Horton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority

hereby certify that Fred Wayne Horton, a Notary Public in and for said County, in said State,

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 17 day of June, A.D. 1998

Martha S. Wilder

Notary Public

Inst # 1998-22635