

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE INSURANCE

This instrument was prepared by
Mitchell A. Spears

ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: JAMES D. DARDEN
(Name)

(Address) P.O. Box 271
Wilton AL 35187

*****MINIMUM VALUE: \$1,000.00*****

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JAMES D. DARDEN, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

PATSY D. BAMBERG and JUDY C. FOCHTMANN, as tenants in common

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lots 16, 17, 18 and 19, Block B, according to the map of Wilmont Subdivision,
as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Transmission line permit for J. A. Hines and wife, to Alabama Power Company dated
July 1, 1936 across NW 1/4 of NE 1/4, less 8 acres in Northeast corner Section 9,
Township 24, Range 12 East.

Restrictive covenants as shown on Map of Wilmont Subdivision which is recorded in
Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

Taxes for 1999 and subsequent years.

30-foot building set back line from Ewing Street and Ward Avenue as shown on
recorded map of said subdivision.

LEGAL DESCRIPTION AS PER DEEDS RECORDED IN BOOK 277 PAGE 816; and BOOK 173 PAGE 690.

****JAMES D. DARDEN, GRANTEE HEREIN, DOES HEREBY RESERVE A LIFE ESTATE, FOR AND DURING
THE TERM OF HIS OWN LIFE, WITHIN THE ABOVE DESCRIBED REAL ESTATE.**

WILLA DEAN DARDEN former spouse of Grantor died on ¹⁹⁹⁸⁻⁴¹⁶¹⁶ ~~1998~~ about September 9, 1988.

10/23/1998-41616
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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 are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 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 22nd
day of OCTOBER, 19 98

James D. Darden (Seal)
JAMES D. DARDEN (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that JAMES D. DARDEN

a Notary Public in and for said County.

whose name(s) 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 22nd day of OCTOBER, 19 98

9/2002
My Commission Expires:

[Signature]
Notary Public