

## SEND TAX NOTICE TO:

(Name) Simon M. Carden  
 (Address) 104 Pinedale Circle  
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law(Address) P O Box 822, Columbiana, AL 35051Form 1-1-8 Rev. 5/93  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Five Hundred and no/100----- DOLLARS

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

Ronald D. Coleman and Rhonda S. Coleman, Husband and Wife  
(herein referred to as grantors) do grant, bargain, sell and convey untoSimon M. Carden and Amanda L. Carden  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 18, First Addition to Triple Springs Subdivision, 2nd Sector, as recorded in  
Map Book 6, Page 155 in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of  
way and permits of record.\$126,100.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

02/05/1999-05098  
08:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WWS 13.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

4th

day of February, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald D. Coleman

(Seal)

(Seal)

(Seal)

Rhonda S. Coleman

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
 hereby certify that Ronald D. Coleman and Rhonda S. Coleman  
 whose name is 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.

4th

February

A. D. 19. 99

Given under my hand and official seal this

day of

My Commission Expires: 10/16/2000

Notary Public

1999-05098  
800-661-1151