

SEND TAX NOTICE TO:

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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
 (Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/83
 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 Hundred Thirty Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES 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 unto

Simon M. Carden and Amanda L. 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:

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 MMS 13.00

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, 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)
 Ronald D. Coleman
Rhonda S. Coleman (Seal)
 Rhonda S. Coleman

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 s are signed to the foregoing conveyance, and who are known to me, and 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 4th day of February, A. D., 19 99
 My Commission Expires: 10/16/2000
[Signature] Notary Public

Inst # 1999-05098