

This instrument was prepared by:

(Name) B. Christopher Battles  
(Address) 3150 Hwy 52, West  
Pelham, AL 35124

Send Tax Notice to:

(Name) Gregory A. Darden  
(Address) 2309 Kala Street  
Helena, AL 35080

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

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND AND NO/100-----(\$108,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we Harry Edward Holder, III and Kim Butts Holder, husband and wife

(herein referred to as grantors), do grant, bargain, sell and convey unto Gregory A. Darden and Jennifer F. Darden, husband and wife

(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 10, according to the Survey of Kingridge Subdivision, as recorded in Map Book 6, Page 87, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$110,160.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1999-12120

03/23/1999-12120  
11:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 9.50

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 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 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 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 12th day of March, 19 99.

WITNESS

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Harry Edward Holder III (Seal)  
Harry Edward Holder, III  
Kim Butts Holder (Seal)  
Kim Butts Holder (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry Edward Holder, III and Kim Butts Holder, whose name 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 12th day of March A.D., 19 99

2-25-2001  
My Commission Expires:

[Signature]  
Notary Public