

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

Grantee's address

Robert D. Cardwell
108 2nd Street
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

\$500.00 per

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1,00 and division of jointly owned property

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Annette G. Cardwell, married

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

Robert D. Cardwell

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

My undivided $\frac{1}{2}$ interest in and to the following:

Lot #11 and Lot #12, Block 4, according to map of the 1st Addition to Cedar Grove Estates, located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West. Property is to be used as a place of residence only and no places of business shall be constructed thereon, as provided in deed recorded in Deed Book 186, page 434, in the Probate Office of Shelby County, Alabama.

Also, part of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, being more particularly described as follows: Beginning at the Northeast corner of Lot 11, in Block 4, amended Map of a portion of First Addition to Cedar Grove Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, page 22, run in a Southeasterly direction along an extension of the North line of said Lot 11 for a distance of 100.00 feet, thence turn an angle to the right of 90° and run in a Southwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 90° and run in a Northwesterly direction for a distance of 100.00 feet; thence turn an angle to the right of 90° and run in a Northeasterly direction for a distance of 200.00 feet to the point of beginning, containing 0.4592 acres, more or less.

Grantor and Grantee are wife and husband.

Inst # 2000-00745

01/07/2000-00745
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001: NMS 9.00

The above-described property is the homestead of Grantor and Grantee.

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

day of September 8, 19 95.

(SEAL) *Annette G. Cardwell* (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Annette G. Cardwell, married

a Notary Public in and for said County,

Whose name(s) 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, / executed the same voluntarily on the day the same bears date.
he/she/they

Given under my hand and official seal this 8th day of September

95

A.D. 19

Thelma L. Jones

Notary Public