

This Instrument Prepared By:
Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Jerry W. Carden
116 Amanda Drive
Vincent, AL 35178

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 Forty-five and no/100 (\$145,000.00) Dollars, to the undersigned, **ROLAND H. HENSON and wife, PATRICIA P. HENSON** ("GRANTORS"), in hand paid by **JERRY W. CARDEN and wife, PATRICIA CARDEN** ("GRANTEES"), the receipt whereof is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama:

Lot 36, according to the Survey of **THE WILLOWS, Phase one**, as recorded in Map Book 27, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

- 1. Taxes for 2002 and subsequent years.
- 2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- 3. 5-foot utility easement across the West side of said lot as shown on recorded map.
- 4. Permits to Alabama Power Company recorded in Deed Book 129, Page 173 and Deed Book 185, Page 453.
- 5. Restrictions as recorded in Inst. No. 2000-36677.
- 6. Right of Way to Shelby County recorded in Deed Book 170, Page 28.

(\$145,000.00 OF THE CONSIDERATION SET ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HERewith.)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13th day of November, 2001.

Roland H. Henson
ROLAND H. HENSON
Patricia P. Henson
PATRICIA P. HENSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROLAND H. HENSON and wife, PATRICIA P. HENSON**, whose names 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 the 13th day of November, 2001.

Mary S. Adams
Notary Public
My Commission Expires: 6/27/04

11/15/2001-49500
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 12.00

Inst # 2001-49500