

This Instrument was Prepared by:  
Christopher R. Smitherman, Attorney At Law  
P.O. Box 261  
Montevallo, AL 35115  
(205) 665-4357

Send Tax Notice:  
Donna C. Smitherman  
Rhonda K. Pickett  
Alton Eugene Carden  
102 Maplecrest Drive  
Alabaster, AL 35007

STATE OF ALABAMA                    )  
                                                  )  
SHELBY COUNTY                    )       **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna C. Smitherman, a single woman; and Rhonda K. Pickett, a married woman; being children of James E. Carden, deceased, having died on December 3, 1982,** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Donna C. Smitherman, a single woman; Rhonda K. Pickett, a married; woman; and Alton Eugene Carden, a married man; being all the children of James E. Carden, deceased, having died on December 3, 1982,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Attached Legal Description marked as Exhibit "A"**

**Note: This property does not constitute homestead for the Grantors nor the Grantees.**

**Note: The legal description in Exhibit "A" is taken from a warranty deed executed the 24<sup>th</sup> day of March, 1992 and recorded at the Shelby County Probate Office in Book 397, Page 382, on the 24<sup>th</sup> day of March, 1992. AND warranty deed recorded at the Shelby County Probate Office in Book 232, Page 393.**

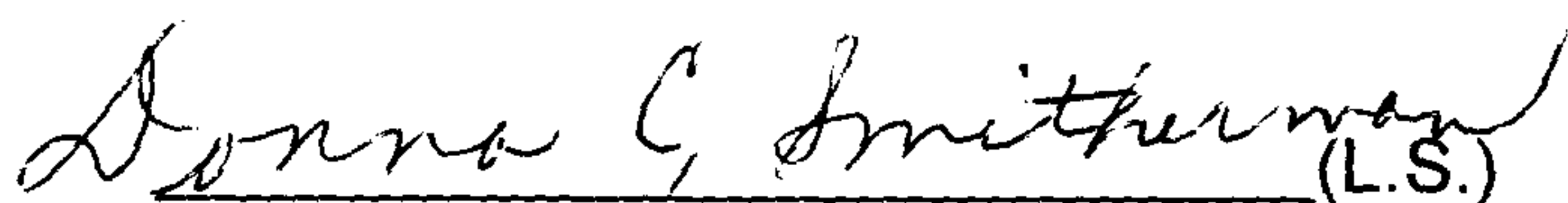
**Note: This deed was prepared without evidence of title insurance.**

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 14<sup>th</sup> day of March, 2001 at 831 Island Street, Montevallo, Alabama.

GRANTORS

  
Donna C. Smitherman (L.S.)  
Donna C. Smitherman

Rhonda K. Pickett (L.S.)  
Rhonda K. Pickett

STATE OF ALABAMA

SHELBY COUNTY

)  
)  
)

**ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Donna C. Smitherman and Rhonda K. Pickett, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14<sup>th</sup> day of March, 2001.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 5/13/04

Exhibit "A"

PARCEL ONE:

Begin at the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West; and run North on the West line of said Quarter Quarter Section a distance of 207.46 feet to a point on the East right of way line of U. S. Highway 31; thence run in a Northwesterly direction on said East right of way line a distance of 396.19 feet to the point of beginning, and which point constitutes the SW corner of the land now owned by grantee; thence turn an angle of 110 deg. 16' right and run along the South boundary of the property of grantee, a distance of 500 feet to a point; thence turn an angle of 69 deg. 44' right and run parallel to the said East right of way line of Highway 31 a distance of 20 feet to a point; thence turn an angle of 110 deg. 16' right and run parallel with the South boundary of property now owned by grantee, a distance of 500 feet to a point on the East right of way line of U. S. Highway 31; thence run Northwesterly along the East boundary of the right of way of said Highway 20 feet to the point of beginning.

PARCEL THREE:

Begin at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 17, Township 21 South, Range 2 West, and run North on the West line of said Quarter-Quarter section a distance of 207.46 feet to a point on the East right of way line of U. S. Highway 31; thence run in a northwesterly direction on said East right of way line a distance of 411.19 feet to the point of beginning; thence continue in a straight line on said East right of way line a distance of 104.7 feet to a point; thence turn an angle of 110 deg. 16 min. right and run 500 feet to a point; thence turn an angle of 69 deg. 44 min. right and run parallel to the said east right of way line of Highway 31 a distance of 104.7 feet to a point; thence turn an angle of 110 deg. 16 min. right and run 500 feet to the point of beginning. Containing 1.2 acres, more or less, SUBJECT TO AND TOGETHER WITH an easement in a well for domestic water and rights in connection therewith for use of grantee and others as reserved in a deed to Lula B. Massey conveying to her the land on which said well is located.

SUBJECT TO existing easements and rights of way and subject to State and County.

AND ALSO:

Begin at the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West, and run North on the West line of said Quarter Quarter Section a distance of 207.46 feet to a point on the East right of way line of U. S. Highway 31; thence run in a Northwesterly direction on said East right of way line a distance of 411.19 feet to the point of beginning, and which point constitutes the SW corner of the land now owned by grantee; thence turn an angle of 110 deg. 16' right and run along the South boundary of the property of grantee, a distance of 500 feet to a point; thence turn an angle of 69 deg. 44' right and run parallel to the said East right of way line of Highway 31 a distance of 15 feet to a point; thence turn an angle of 110 deg. 16' right and run parallel with the South boundary of property now owned by grantee, a distance of 500 feet to a point on the East right of way line of U. S. Highway 31; thence run Northwesterly along the East boundary of the right of way of said Highway 15 feet to the point of beginning.