



20040728000419600 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
07/28/2004 14:54:00 FILED/CERTIFIED

This instrument was prepared by:

Grantees' address:
✓ 1108 2nd Street NE
Alabaster, AL 35007

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten ^{thousand} and no/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Robert D. Cardwell and Annette G. Cardwell, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Robert D. Cardwell and Annette G. Cardwell (herein referred to as 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 to-wit:

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.


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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 28th day of July, 2004.


Robert D. Cardwell


Annette G. Cardwell

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Cardwell and Annette G. Cardwell, husband and wife, 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 28th day of July, 2004.


Notary Public