

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

Name & Address of Property Owner:

Steven Eugene Darden
Christy Garrison Darden

This Instrument Prepared by:

Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

\$10,000

THIS INDENTURE, executed this 4th day of February, 2005, by STEVEN JOSEPH DARDEN, a married man ("Grantor") in favor of STEVEN EUGENE DARDEN and CHRISTY GARRISON DARDEN (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, as joint tenants, 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, and to the heirs and assigns of the survivor, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

This conveyance and the warranties herein contained are expressly made subject to those matters of title set forth on Exhibit B attached hereto.

This property does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, as joint tenants, 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, and to the heirs and assigns of the survivor. And Grantor does for itself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, its successors 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 the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.



20050504000212110 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2005 08:10:03AM FILED/CERT

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed,
on the day and year first above written.

"GRANTOR:"

Steven Joseph Darden
Steven Joseph Darden

STATE OF Florida)
COUNTY OF Bay)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Steven Joseph Darden, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of said instrument, he
executed the same voluntarily on the day the same bears date. Given under my hand and official seal
this 4th day of ~~January~~, 2005.

RB February

Rachel N Butts
Notary Public

My Commission Expires: 12/22/06



Rachel N Butts
My Commission DD173401
Expires December 22, 2006



20050504000212110 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2005 08:10:03AM FILED/CERT

EXHIBIT A

COMMENCE AT THE NE CORNER OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, ,
TOWNSHIP 20 SOUTH, RANGE 4 WEST; THENCE RUN S 90-00'00" W FOR 100.42' TO THE
POINT OF BEGINNING; THENCE RUN S 90-00'00" W FOR 327.09'; THENCE RUN S 46-16'26"
W FOR 72.07'; THENCE RUN S 60-51'51" E FOR 306.86'; THENCE RUN N 29-09'24" E FOR
228.12' TO THE POINT OF BEGINNING

EXHIBIT B

1. Taxes for the year 2005 and subsequent years.
2. Title to all minerals and underlying premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right of way granted to Alabama Power Company recorded in Deed Volume 238, Page 416, in the Office of the Judge of Probate of Shelby county, Alabama.
4. Terms and conditions of Private Roadway Easement recorded as Instrument #1999-40998, in the Probate Office of Shelby County, Alabama.
5. Less and except any part of subject property lying within cemeteries as shown on tax map.

Shelby County, AL 05/04/2005
State of Alabama

Deed Tax: \$10.00