



20050516000233990 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
05/16/2005 09:21:36AM FILED/CERT

Parcel I.D. #: 331123000006000

Send Tax Notice To: Dessel Carden
3745 Highway 71
Shelby, AL 35143

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

25,000.00

Know all men by these presents, that in consideration of a **GIFT** and the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Dessel Carden, also known as Mrs. Claude Carden, a widow**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Dessel Carden, also known as Mrs. Claude Carden; James D. Partridge, and Mary N. Partridge, a married couple**, hereinafter known as the GRANTEE;

All of that part of Northwest quarter of Southwest quarter, Section 12, Township 24, Range 15 East, including Ten (10) acres heretofore deed to Mrs. Claude Carden on the 28th day of March, 1949, and recorded in Deed Book 137, Page 197. Also, East half of Southwest quarter of Southwest quarter, Section 12, Township 24, Range 15 East. Containing Fifty (50) acres, more or less.

ALSO, Begin at Southeast corner of NE 1/4 of SW 1/4 thence North 3 degrees 30' West 1954.5 feet to back water. Thence westerly along the meanderings of contour lines across the SE 1/4 of NW 1/4 to West boundary line of said forty. Thence South 03 degrees 30' East 1637 feet to the Southwest corner of NE 1/4 of SW 1/4. Thence north 86 degrees 30' East 1316 feet to point of beginning. All of said lands lying and being in NE 1/4 of SW 1/4 and SE 1/4 of NW 1/4 of Section 12, Township 24, Range 15 East.

LESS & EXCEPT the property described in the deeds/instruments recorded in **Book 279, Page 324; Book 289, Page 353; Book 304, Page 195; Book 269, Page 610; Instrument 1996-37737; Instrument 1999-03368; Instrument 1999-13662; Instrument 2001-45280, Instrument 2002-02689; and Instrument 2 0050309000107160**, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; **AND** the property heretofore conveyed to **George S. Bailey and wife, Eunice Marie Bailey**, on or about 14 March, 1977, described as follows, to wit: Begin at the SE corner of NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian; thence run North along East line of said NE 1/4 of SW 1/4 a distance of 953.11 feet; turn left an angle of 90 degrees 00' a distance of 115.0 feet; turn left an angle of 55 degrees 24' 20" a

distance of 102.0 feet for Point of Beginning; thence continue said course a distance of 73.0 feet; turn right an angle of 106 degrees 37' 05" and run Northwesterly a distance of 264.02 feet to water's edge of Lay Lake; turn right an angle of 57 degrees 28' 55" and run Northwesterly along said water's edge a distance of 100.01 feet; turn right an angle of 9 degrees 36' 30" a distance of 5.99 feet along said water's edge; thence turn right an angle of 116 degrees 42' 50" a distance of 299.90 feet to point of beginning; being in NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided by the Grantees.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, 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, 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 and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 13th Day of May, 2005.

Dessel Carden

Dessel Carden

Also Known as Mrs. Claude Carden

GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Dessel Carden*,



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also known as Mrs. Claude Carden, a widow, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13th Day of May, 2005.

Jarvis E. Culver

NOTARY PUBLIC

My Commission Expires: 1-4-09

Shelby County, AL 05/16/2005
State of Alabama

Deed Tax: \$25.00