

Send tax notice to:

Glenda Anderson

1910 16th Street

Calera, AL 35040,

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

BHM0502698

STATE OF ALABAMA

COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Three Thousand Nine Hundred and 00/100 Dollars (\$133,900.00) in hand paid to the undersigned Kay Carden, Guardian, and Wafford B. Carden, her husband, and Christopher Carden, by and through his Guradian, Kay Carden, (hereinafter referred to as Grantors") by Mark Anderson and Glenda Anderson, husband and wife, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$120,510.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

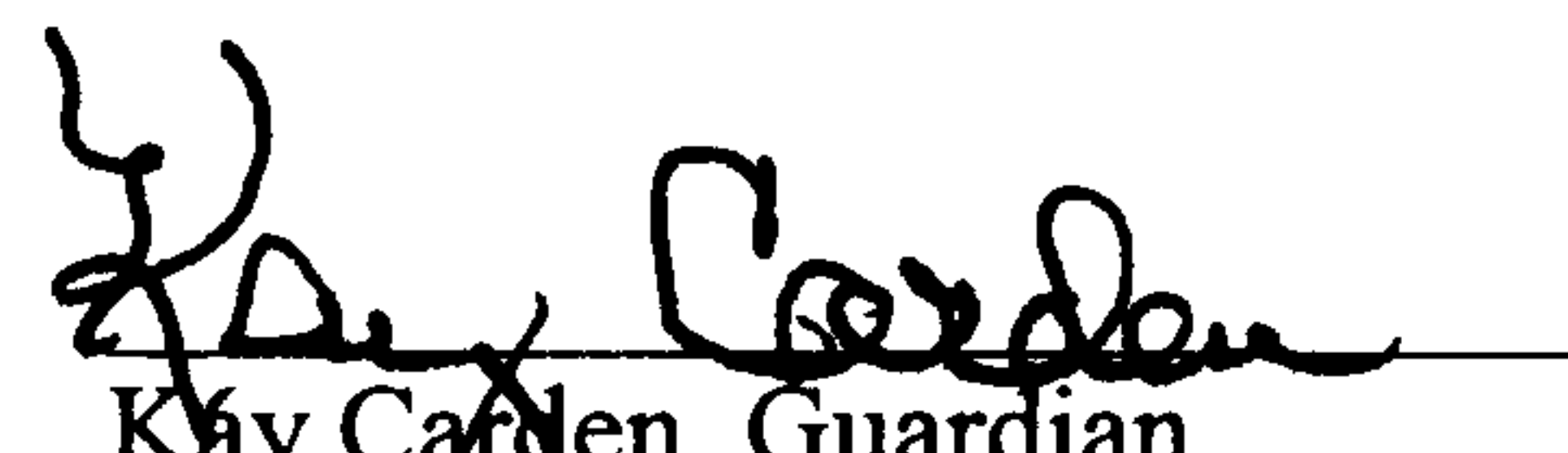
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

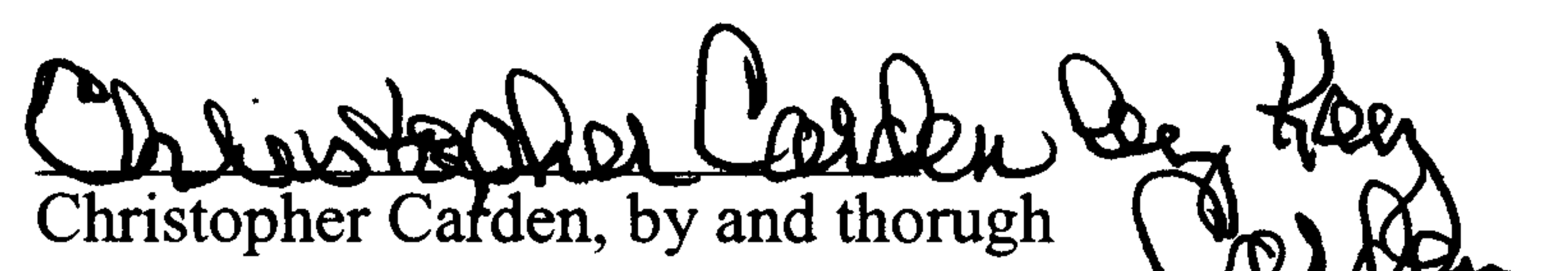
Shelby County, AL 05/19/2005
State of Alabama

Deed Tax: \$13.50

Rel. Inc.

IN WITNESS WHEREOF, Grantor(s) Kay Carden, Guardian, and her husband Wafford B. Carden, and Christopher Carden, by and through his Guradian, Kay Carden, hereunto set their signature(s) and seal(s) on April 28, 2005.


Kay Carden, Guardian


Christopher Carden, by and thorough
his Guradian, Kay Carden


Wafford B. Carden

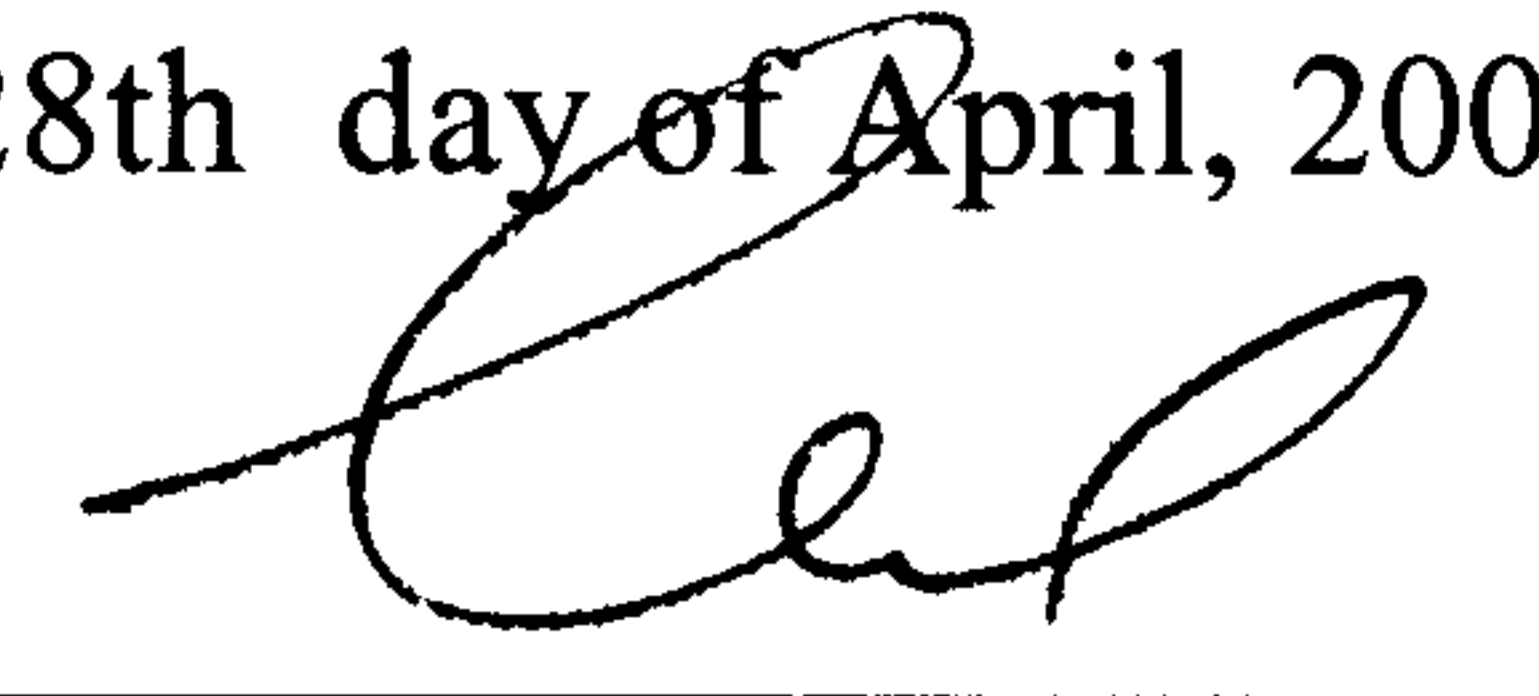
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay Carden, Guardian and Christopher Carden, by and through his Guardian. Kay Carden, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 2005.

(NOTARIAL SEAL)




Notary Public
Print Name Charles D. Stewart Jr
Commission Expires: 4-13-08

20050519000243360 3/3 \$31.50
Shelby Cnty Judge of Probate, AL
05/19/2005 12:06:19PM FILED/CERT

EXHIBIT " A "

A parcel of land lying at the Southwest corner of 16th Street and 19th Avenue in Calera , Alabama and being Lots 19 , 18 and part of 17 Block 266 DUNSTAN'S MAP OF CALERA an unrecorded map being more particularly decribed as follows ;

Commence at the Southeast corner of said Lot 18 , being an Iron pin set , said point lying on the West right of way of 16th Street ; Thence run North along said right of way for a distance of 90.58 feet to an Iron pin set ; Thence turn an angle left of 77°22'21" and run Westerly and along the South right of way of 19th Ave for a distance of 139.36 feet to an Iron pin set ; Thence turn an angle left of 98°35'35" and run Southerly along the East margin of an unopen alley for a distance of 145.44 feet to an Iron pin found ; Thence turn an angle left of 111°46'19" and run Northeasterly for a distance of 106.37 feet to an Iron pin found ; Thence turn an angle right of 28 17 50 and run East for a distance of 45.69 feet to the POINT OF COMMENCMENT, said parcel containing 0.35 acre more or less .