

Deed Tax: \$5.00

VALUE \$ 5,000.00

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Mr. and Mrs. Russell Roger Carden

361 Wildrose Ln

Shelby ALA 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**



20050711000346110 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
07/11/2005 03:04:45PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Dana Lynn Carden McNeill** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Russell Roger Carden, Colleen Carden, Holli D. McNeill, and Kori L. McNeill** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 11, Township 24 North, Range 15 East; thence run east on the section line for 3816.0 feet to the point of beginning; thence turn right 101° 38' for 364.7 feet; thence turn left 101° 38' for 255 feet more or less to the westerly right of way line for Shelby County Road #71; thence run northeast along said right of way for 380 feet more or less to the north section line of said Section 11; thence run west along said section line for 312 feet more or less to the point of beginning.

Less and except a strip of land 120 ft. in uniform width across the northern boundary of the above described property.

The above described property constitutes no part of the homestead of Dana Lynn Carden McNeill or her spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 22 day of June, 2005.

Dana C. McNeill (SEAL)
Dana Lynn Carden McNeill

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dana Lynn Carden McNeill**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, 2005.

Paula Head (SEAL)
Notary Public