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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Russell R. Carden

(Address)



20050819000427310 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
08/19/2005 11:05:05AM FILED/CERT

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 \$ 10,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joseph F. Burcham and wife, Gertrude Burcham

(herein referred to as grantors) do grant, bargain, sell and convey unto

Russell R. Carden and Colleen Carden

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED SHEET EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 29 day of May, 2003.

WITNESS:

(Seal)
(Seal)
(Seal)

Joseph F. Burcham (Seal)
Gertrude Burcham (Seal)
Gertrude Burcham (Seal)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph F. Burcham and Gertrude Burcham 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 29 day of May, A.D., 2003

Maucha J. Wilder
Notary Public.

EXHIBIT "A"



20050819000427310 2/2 \$24.00  
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From the Northeast corner of NE 1/4 of SE 1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama, run West on the North line of said forty a distance of 180 feet to a point on the West R/W of Alabama Highway No. 25 as now constructed (1963) and thence Southwesterly along said West R/W 466 feet to the point of beginning of the tract herein described. From the beginning point thus established continue Southwesterly on and along said West R/W 385 feet; thence North 46 degrees West 270 feet; thence North 43 degrees 15 minutes East 294 feet; thence South 79 degrees 30 minutes East 166 feet; thence South 45 degrees East 129 feet to the beginning point on West R/W of Highway 25. Said land being situated in the NE 1/4 of SE 1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT:

Commence at a concrete monument locally known as the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 14, Township 22 South, Range 2 West; thence along the North line of said 1/4-1/4 section, North 88 degrees 26 minutes 29 seconds East and run 2453.57 feet to a rebar on the Northwesterly right of way line of Alabama Highway No. 25; thence along said right of way line South 40 degrees 05 minutes 16 seconds West and run 462.43 feet to a rebar and also the POINT OF BEGINNING; thence North 48 degrees 52 minutes 30 seconds West and run 129.00 feet to a rebar; thence North 82 degrees 40 minutes 39 seconds West and run 166.00 feet to a 12" fence post; thence South 40 degrees 12 minutes 29 seconds West and run 162.00 feet to a point; thence South 60 degrees 20 minutes 35 seconds East and run 273.43 feet to a point on the Northwesterly right of way line of Alabama Highway No. 25; thence along said right of way line North 40 degrees 05 minutes 16 seconds East and run 200.00 feet back to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.

Shelby County, AL 08/19/2005  
State of Alabama

Deed Tax: \$10.00