

Send tax notice to:
BARNEY J. LUTTRELL AND KARLA A. LUTTRELL
1136 CAHABA RIVER ESTATES
HOOVER, ALABAMA 35244

Shelby County, AL 11/06/2007
State of Alabama

Deed Tax:\$22.50

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED TWENTY TWO THOUSAND AND NO/100 (\$222,000.00 and other valuable considerations to the undersigned GRANTOR (S), **JOHNNY J. CARDEN AND GEORGE R. CARDEN, AS TRUSTEES OF THE FAMILY TRUST u/w/o J.D. CARDEN BY DEED DATED APRIL 25, 2005 AND RECORDED JUNE 29, 2005 IN INSTRUMENT NO. 20050629000323530** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **BARRY J. LUTTRELL AND KARLA A. LUTTRELL**, hereinafter referred to as GRANTEE(S), for and 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, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

THAT PART OF LOT 15 THAT LIES SOUTH OF THE PUBLIC ROAD ACCORDING TO THE SURVEY OF CAHABA RIVER ESTATES, AS RECORDED IN MAP BOOK 17, PAGE 64, IN THE BIRMINGHAM DIVISION AND IN MAP BOOK 3, PAGE 32 AND 33, IN THE BESSEMER DIVISION, OF THE OFFICE OF THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND ALSO RECORDED IN MAP BOOK 3, PAGE 11 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

\$177,600.00 and \$22,200.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

Elaina S. Carden, Trustee of the Family Trust u/w/o J.D. Carden by deed dated April 25, 2005 and recorded June 29, 2005 in Instrument No. 20050629000323530 having passed away January 18, 2006.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 31st day of October, 2007.

**FAMILY TRUST U/W/O J.D. CARDEN BY DEED DATED
APRIL 25, 2005 AND RECORDED JUNE 29, 2005 IN
INSTRUMENT NO. 20050629000323530**

BY: Johnny J. Carden (TRUSTEE)
JOHNNY J. CARDEN, TRUSTEE
BY: George R. Carden
GEORGE R. CARDEN, TRUSTEE

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Johnny J. Carden and George R. Carden, as Trustees of the Family Trust u/w/o J.D. Carden by deed dated April 25, 2005 and recorded June 29, 2005, in Instrument 20050629000323530 is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity of Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2007.

Christopher P. Moseley
NOTARY PUBLIC

MY COMMISSION EXPIRES:
THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

**CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09**

