



20071206000554050 1/2 \$30.50
Shelby Cnty Judge of Probate, AL
12/06/2007 01:40:09PM FILED/CERT

This document prepared by:

Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:

Christopher and Ashley Carden
453 Bentmoor Way
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Sixty Three Thousand Five Hundred and 00/100 Dollars (\$163,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, KRISTIN H. TAYLOR and RICHARD TAYLOR, Wife and Husband, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CHRISTOPHER L. CARDEN and ASHLEY N. CARDEN, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 1154, according to the Survey of Second Addition, Old Cahaba, Phase III, as recorded in Map Book 29, page 33, in the Probate Office of Shelby County, Alabama.

One Hundred Forty Seven Thousand One Hundred Fifty and 00/100 Dollars (\$147,150.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.


Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are 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 persons.

Dated this the 30th day of November, 2007.



KRISTIN H. TAYLOR



RICHARD TAYLOR

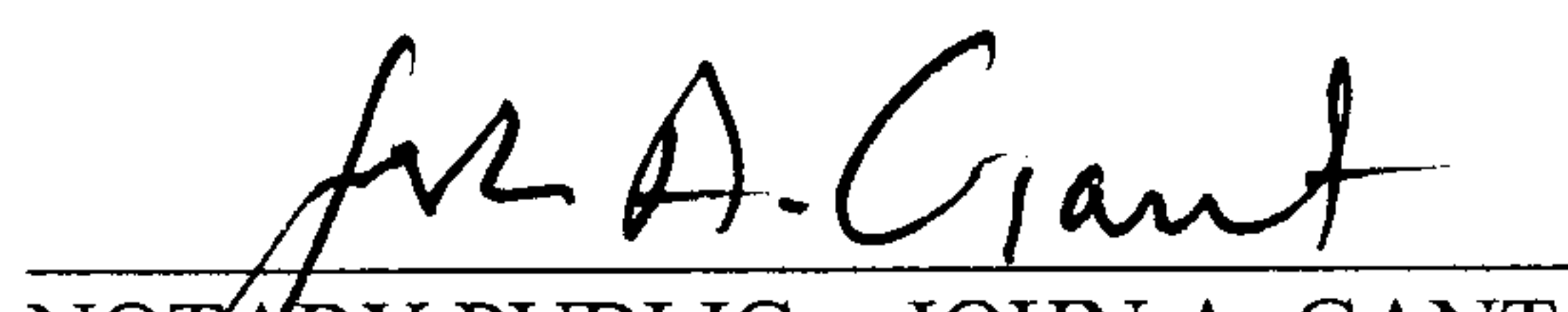
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that KRISTIN H. TAYLOR and RICHARD TAYLOR, 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 the 30th day of November, 2007.

Shelby County, AL 12/06/2007
State of Alabama

Deed Tax: \$16.50



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09