

20080804000311380 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/04/2008 09:55:38AM FILED/CERT

Parcel I.D. #:

Shelby County, AL 08/04/2008
State of Alabama

Deed Tax: \$5.00

Send Tax Notice To: Michael K. Carden
P.O. Box 380575
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Cynthia L. Blankenship and Robert E. Blankenship, a married couple, and Michael Kenneth Carden, a single man**, hereinafter known as GRANTOR, do hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Michael Kerry Carden and Kathryn Carden, a married couple**, hereinafter known as the GRANTEE;

Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence South 89 degrees 58' 16" East along the South line of said quarter-quarter a distance of 232.68' to a found 1 inch open top pipe corner on the Easterly margin of Shelby County Road # 63 and the Point of Beginning of the property, Parcel # 1, being described; Thence run North 17 degrees 11' 02" West along said margin of said Road # 63 a distance of 90.05' to a found 1 inch open top pipe corner; Thence run South 89 degrees 58' 06" East a distance of 140.00' to a set rebar corner; Thence run North 38 degrees 33' 28" East — 112.07' to a set rebar corner; Thence run North 23 degrees 04' 59" East — 140.00' to a set rebar corner; Thence South 61 degrees 52' 20" East — 115.00' to a found rebar corner; Thence run South 09 degrees 04' 50" West 251.47' to a found rebar corner on the South line of said quarter-quarter; Thence North 89 degrees 58' 16" West a distance of 299.87' to the Point of Beginning, containing 1.29 acres.

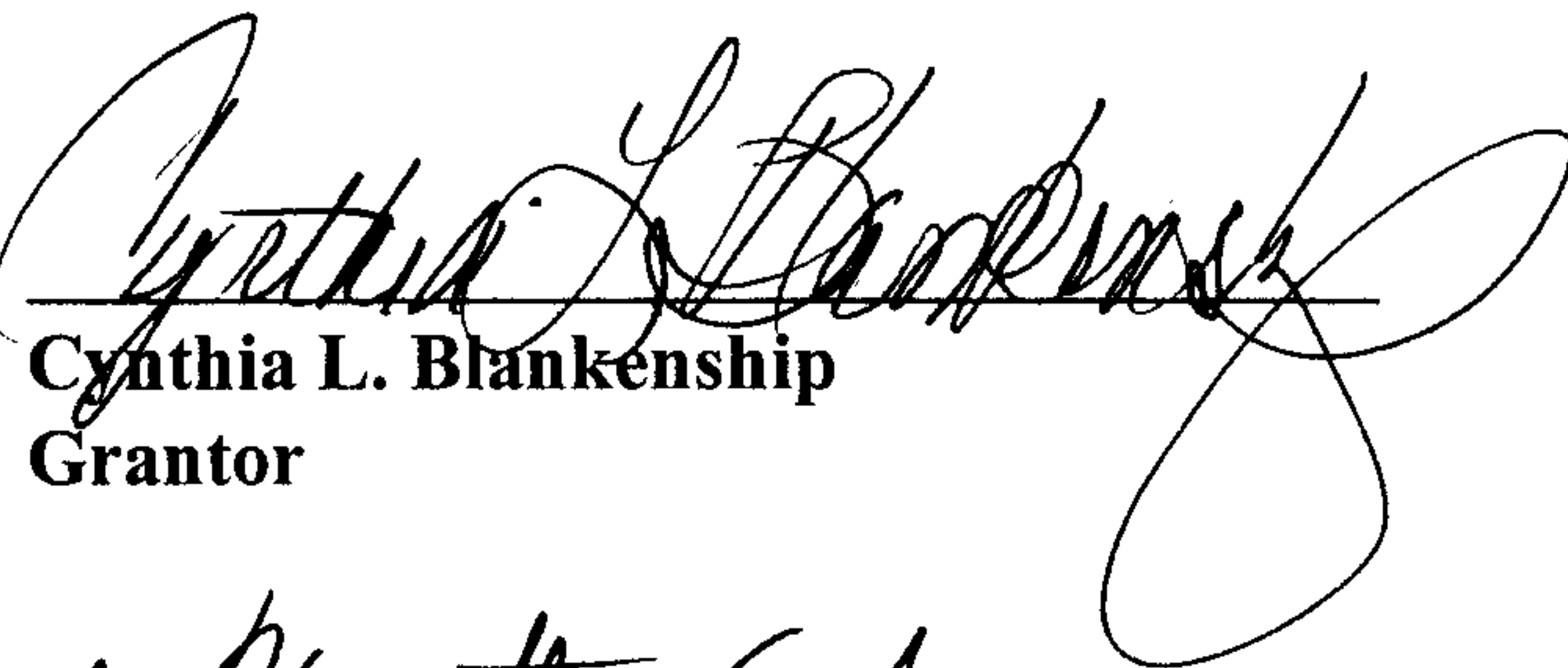
Subject to any and all easements, rights of way and restrictions of record.


This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain survey performed by Steven Michael Allen, Alabama Professional Land Surveyor, # 12944, and performed on or about 18 April, 2008, and said survey showing file name: c:\jobs\13149\13149.dwg.

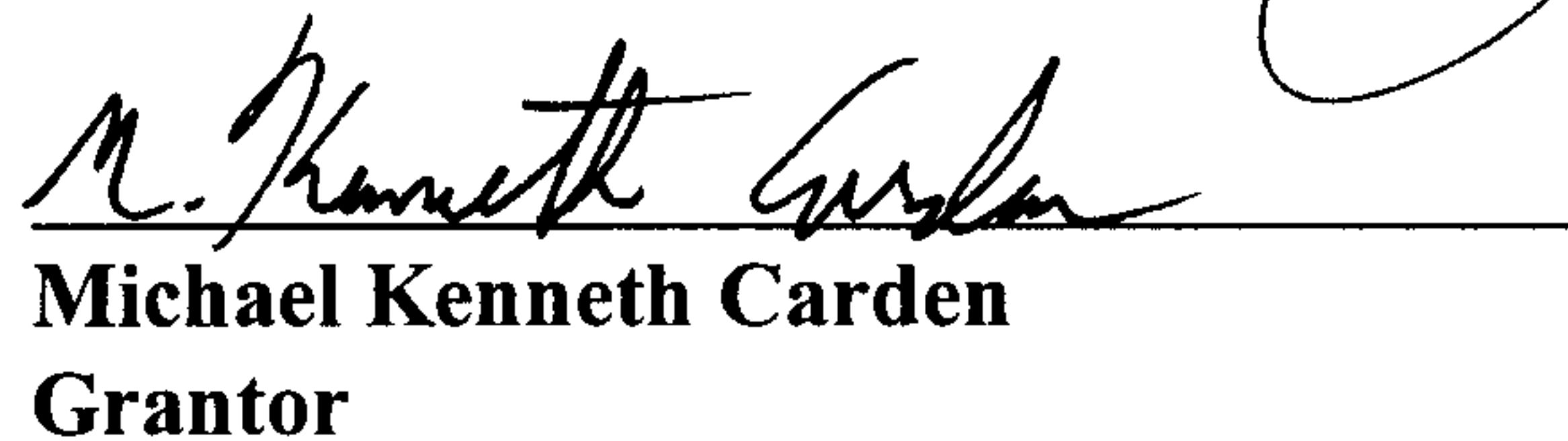
TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 08 Day of July, 2008.


Cynthia L. Blankenship
Grantor

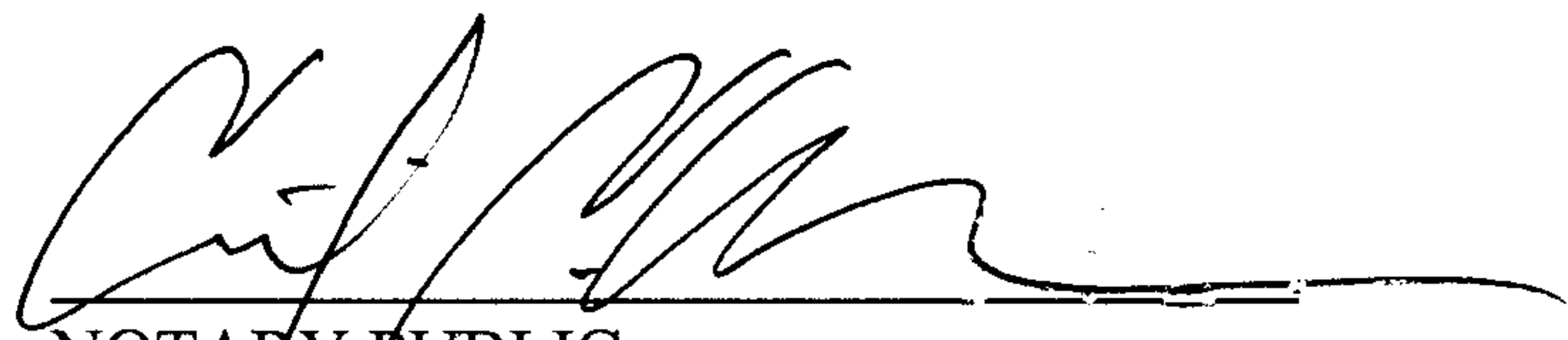

Robert E. Blankenship
Grantor


Michael Kenneth Carden
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Cynthia L. Blankenship* and *Robert E. Blankenship, a married couple*, and *Michael Kenneth Carden, a single man*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

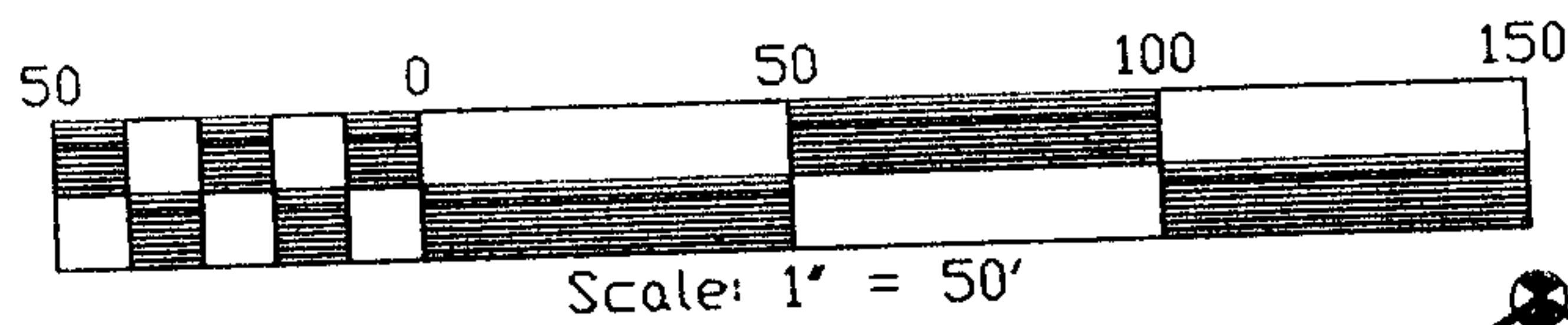
Given under my hand and official seal of office on this the 08 Day of July, 2008.


NOTARY PUBLIC
My Commission Expires: 03/25/2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

SEE BACK OF PLAT FOR LEGAL DESCRIPTIONS



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File Name: c:\jobs\13149\13149.dwg

BOUNDARY SURVEY
DATE OF FIELD SURVEY 4-18-08
BEARINGS ARE ASSUMED NORTH
CLOSURE 1:30000+

