

20080804000311390 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/04/2008 09:55:39AM FILED/CERT

Parcel I.D. #:

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

Deed Tax: \$5.00

Send Tax Notice To: Cindy Blankenship
754 Hwy. 63
Calera, AL 35040

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 **Michael Kerry Carden** and **Kathryn Carden, 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 **Cynthia L. Blankenship** and **Robert E. Blankenship, 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; 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 and the Point of Beginning of the property, Parcel # 2, being described: Thence 17 degrees 04' 33" West a distance of 159.81' to a found rebar corner; Thence North 57 degrees 56' 15" East — 233.96' to a found rebar corner; Thence South 61 degrees 52' 20" East — 128.58' to a set rebar corner; Thence South 23 degrees 04' 59" West — 140.00' to a set rebar corner; Thence South 38 degrees 33' 28" West a distance of 112.07' to a set rebar corner; Thence South 89 degrees 58' 06" West — 140.00' to the Point of Beginning, containing 1.28 acres.

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

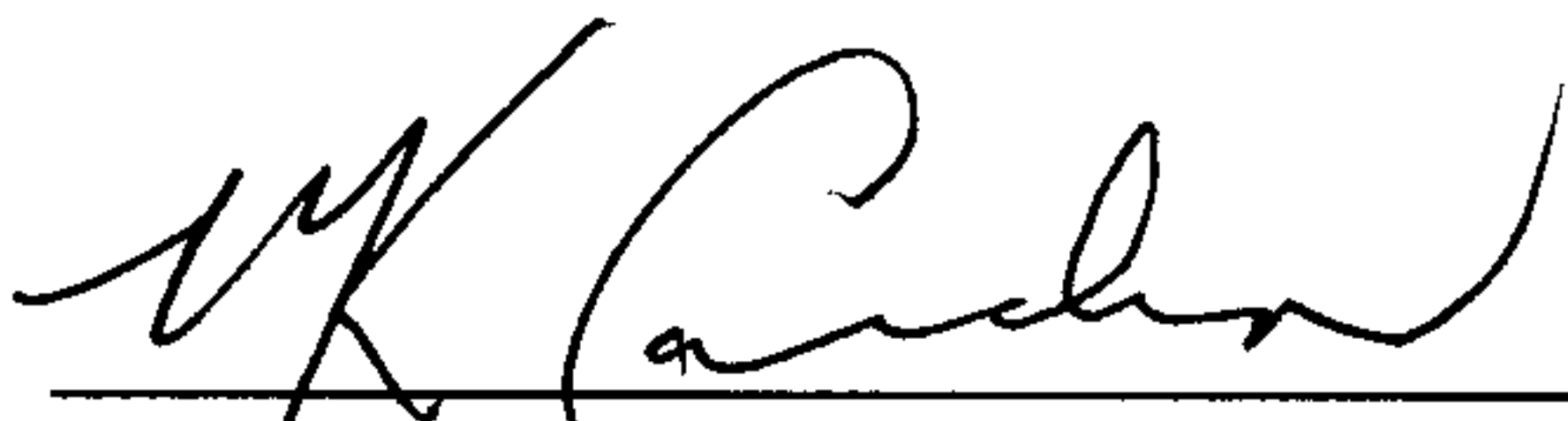
This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain survey performed by Steven Michael Allen, Alabama Professional Land Surveyor, # 12944, and performed on or about 18 April, 2008, and said survey showing file 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 09 Day of July, 2008.



Michael Kerry Carden
Grantor



Kathryn Carden
Grantor

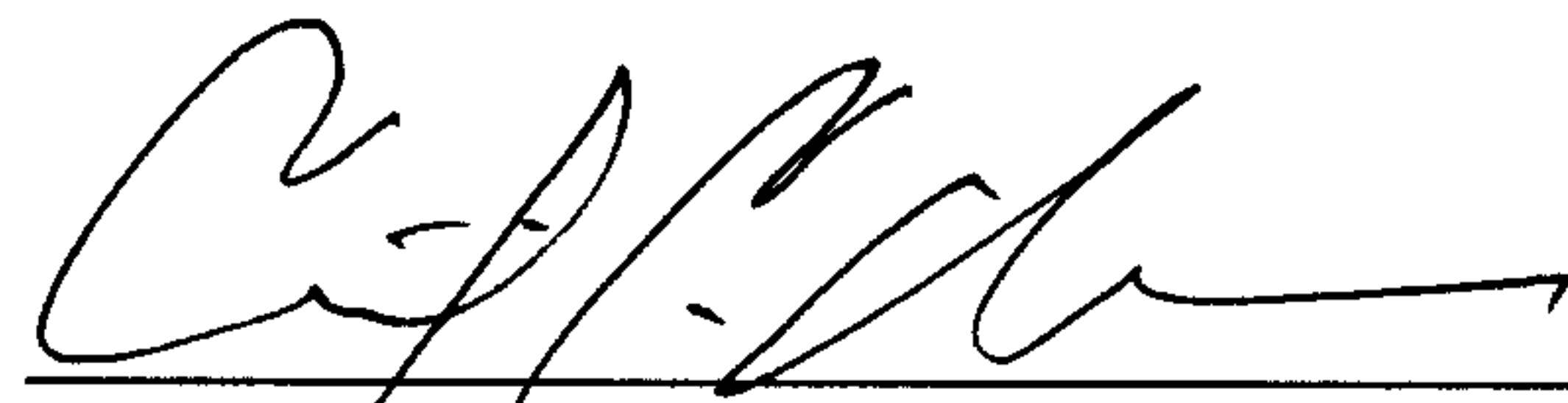


Michael Kenneth Carden
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Michael Kerry Carden* and *Kathryn Carden, 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 07 Day of July, 2008.



NOTARY PUBLIC
My Commission Expires: 3/26/2012

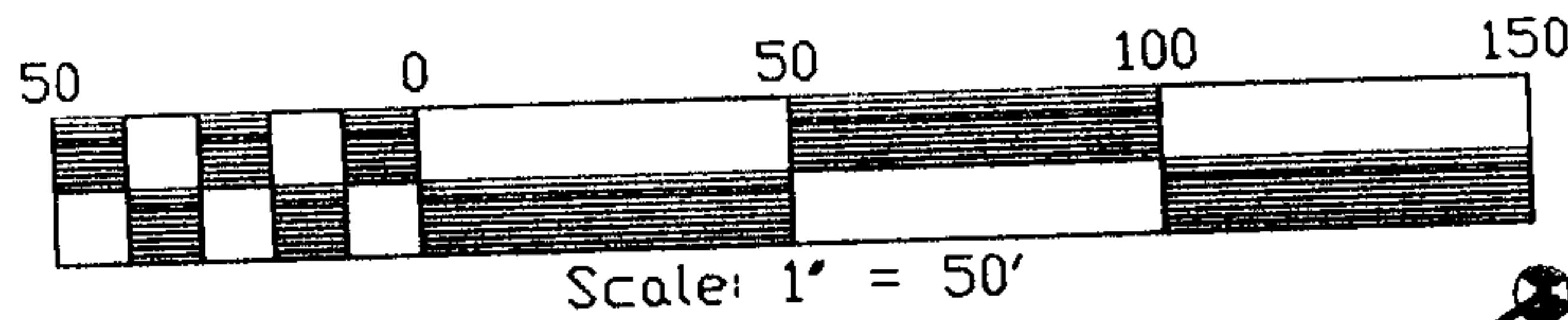
This Instrument Prepared By:

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+

