



20090107000004000 1/2 \$101.50
Shelby Cnty Judge of Probate, AL
01/07/2009 09:19:04AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
John W. Rockett
Julie S. Rockett
2805 Countrywood Circle
Birmingham AL 35243

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Eighty-Seven Thousand Five Hundred and 00/100 Dollars (\$87,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **The Raymond Cardwell and Myra Cardwell Living Trust**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **John W. Rockett, husband and wife Julie S. Rockett**, hereinafter called "Grantees" 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 **Shelby County, Alabama**, to wit:

Begin at Southeast corner of NE¹/₄ of SW¹/₄, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian; thence run North along East line of said NE¹/₄ of SW¹/₄ a distance of 953.11 feet; turn left an angle of 90 degrees 00 minutes a distance of 64.0 feet for point of beginning; thence continue said course a distance of 51.0 feet; turn right an angle of 73 degrees 53 minutes 35 seconds a distance of 283.49 feet to water's edge of Lay Lake; turn right an angle of 101 degrees 4 minutes 35 seconds and run Easterly along said water's edge a distance of 106.0 feet; thence turn right an angle of 89 degrees 23 minutes 50 seconds and run Southerly a distance of 281.29 feet to point of beginning. Being in NE¹/₄ of SW¹/₄, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

Also grantors convey unto grantees their interest in an easement of a minimum width of 15 feet for ingress and egress to and from the hereinabove described property over the land of the grantor in that certain deed recorded in Deed Book 269, Page 610, extended from the above described lot to a public road leading to Glasscock's Fishing Camp, and which said private roadway has now been constructed and which easement is more specifically set out in said Deed Book 269, Page 610, in Probate Office.

ALSO INCLUDES a Manufactured Home: 1983 (year) Buccaneer (make) Parkwood (model) 70' x 14' (size) 6819 (serial number).

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 6 day of January, 2009 at 725 West Street, Montevallo, Alabama 35115.

GRANTORS

Raymond Cardwell, Trustee (L.S.)
Raymond Cardwell, as Trustee
of The Raymond Cardwell and
Myra Cardwell Living Trust

Myra Cardwell, Trustee (L.S.)
Myra Cardwell, as Trustee
of The Raymond Cardwell and
Myra Cardwell Living Trust

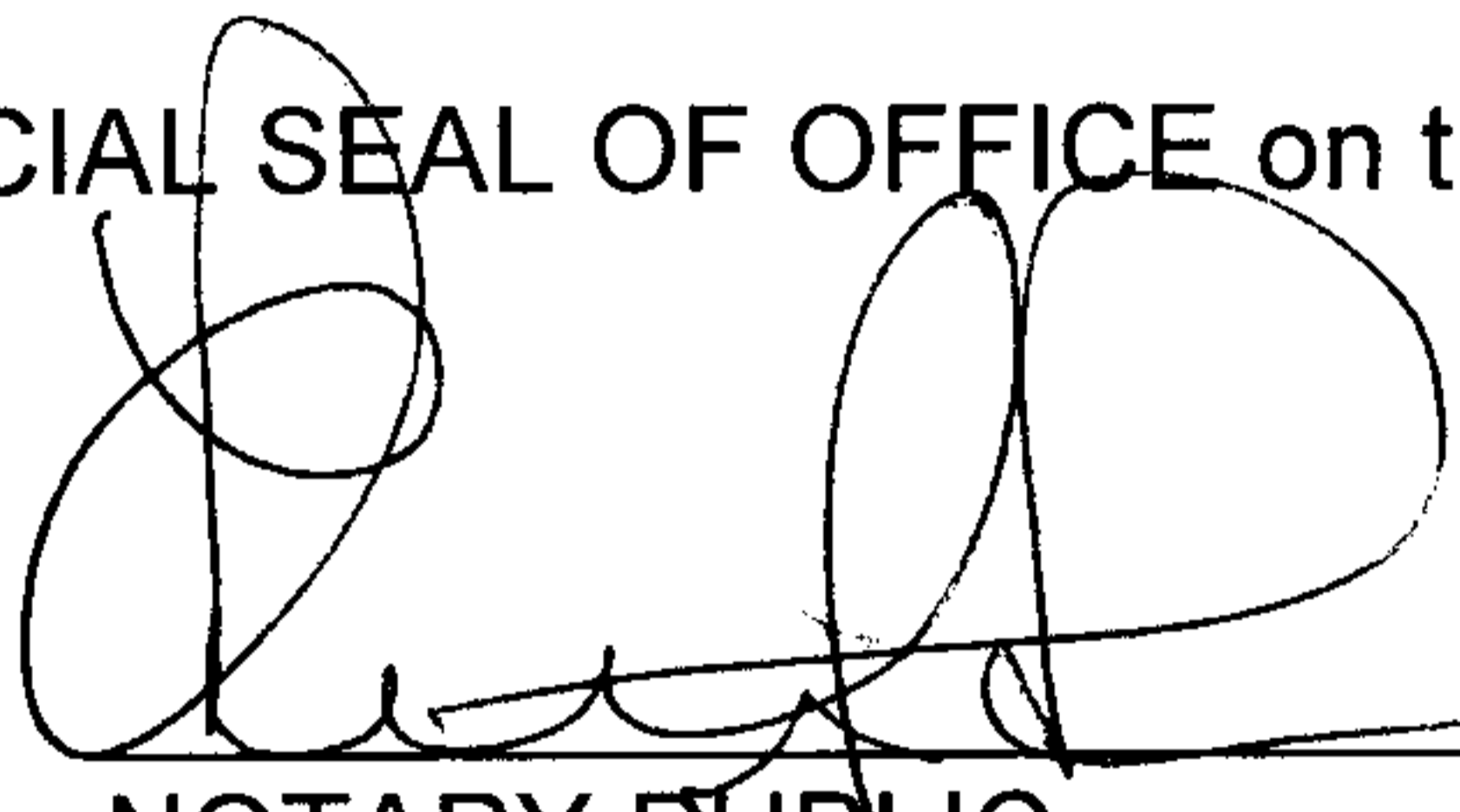
STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Raymond Cardwell and Myra Cardwell, which are signed to the foregoing Deed, who are known to me, as Trustees of The Raymond Cardwell and Myra Cardwell Living Trust acknowledged before me on this day that, being informed of the contents of the Deed, that said persons acted with authority and power of sale and said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 6
day of January, 2009.


NOTARY PUBLIC
My Commission Expires: 5/13/2012