


SEND TAX NOTICE TO:
**Mark L. Anderson and Glenda
Anderson**
1910 16th Street
Calera, AL 35040

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20110705000194010 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/05/2011 02:47:05 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Three Thousand Nine Hundered and 00/100 dollars and no cents (\$133,900.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Kay Carden and husband, Wafford B. Carden and Kay Carden, as Special Conservator for Christopher Carden, an incapacitated person as set out in Case No. 37-096** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Mark Anderson and Glenda Anderson** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOTS 17, 18 AND 19, ACCORDING TO THE SURVEY OF DUNSTANS, BLOCKS
266-269 AND BLOCKS 272-275, AS RECORDED IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.**

SITUATED IN SHELBY COUNTY, ALABAMA.

The Deed is being given to correct the signatures and notaries of that certain Deed dated April 28, 2005 recorded in Instrument No. 20050519000243360.

Subject to:

1. All taxes for the year 2011 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. The policy does not insure against any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax assessor, The Office of the Tax collector, and/or the board of Equalization.
7. Such state of facts as shown on subdivision plat recorded in Plat Book 00, Page 1.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

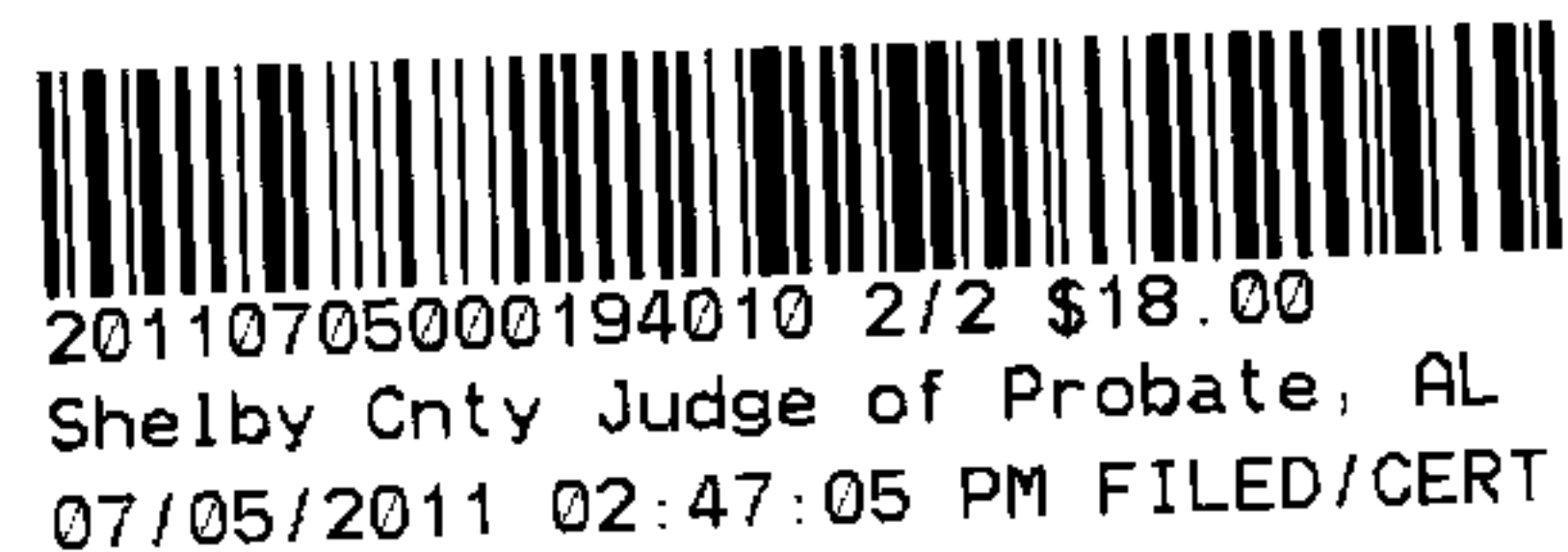
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we)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

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), 9th day of June, 2011 this

Kay Carden (Seal)
Kay Carden
Wafford B. Carden (Seal)
Wafford B. Carden
Kay Carden (Seal)
Kay Carden, as Special Conservator for Christopher Carden,
an incapacitated person, as set out in Case # 37-096

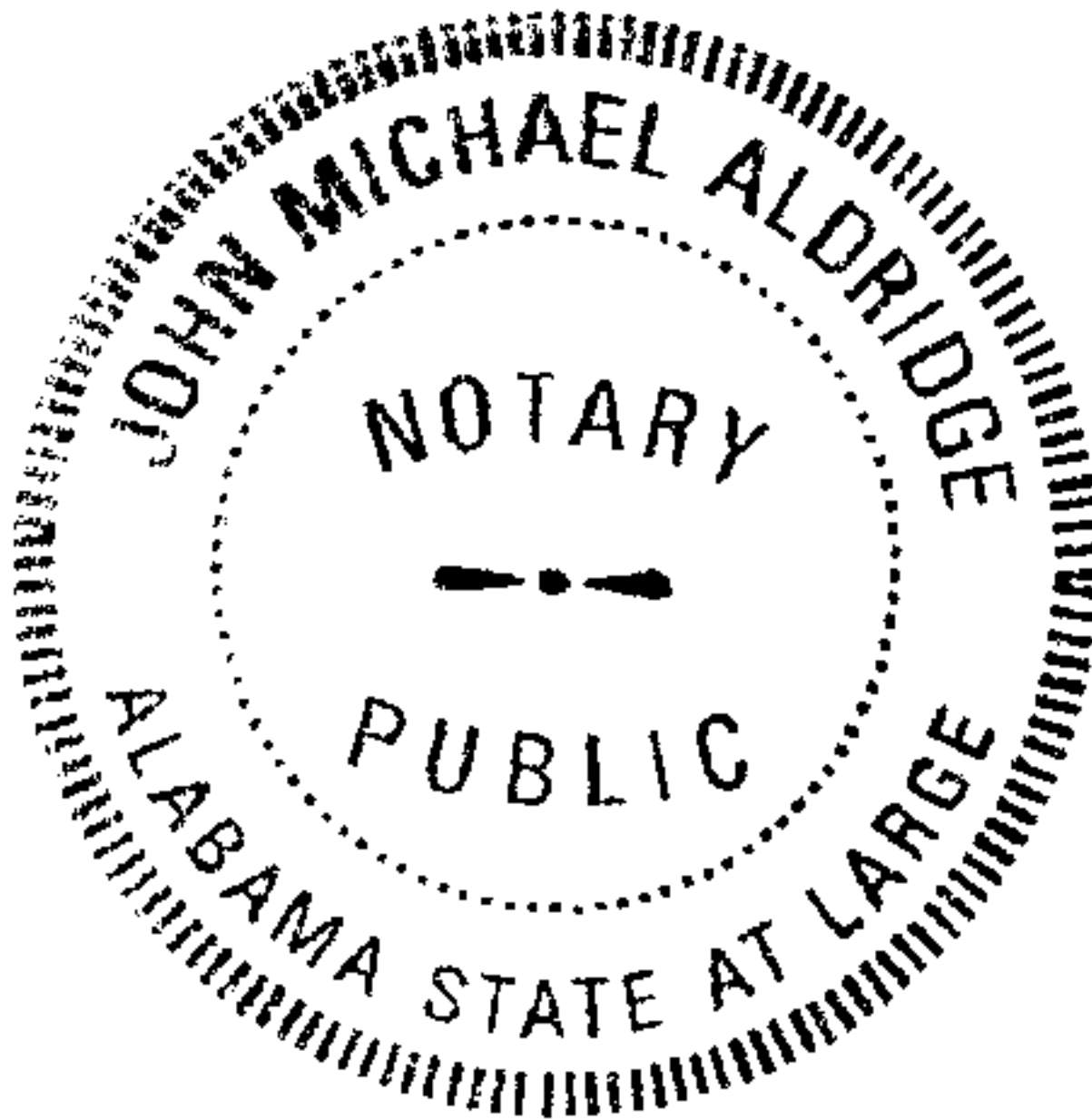
STATE OF ALABAMA
Chilton COUNTY

General Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay Carden and husband, Wafford B. Carden, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2011



John Michael Aldridge
Notary Public.
(Seal)
My Commission Expires: 9-20-11

STATE OF ALABAMA
Chilton COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kay Carden, whose name is signed as Special Conservator of Christopher Carden, an incapacitated person, Case # 37-096, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Special Conservator, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on 9th day of June, 2011.

John Michael Aldridge
Notary Public
My commission expires: 9-20-11

