

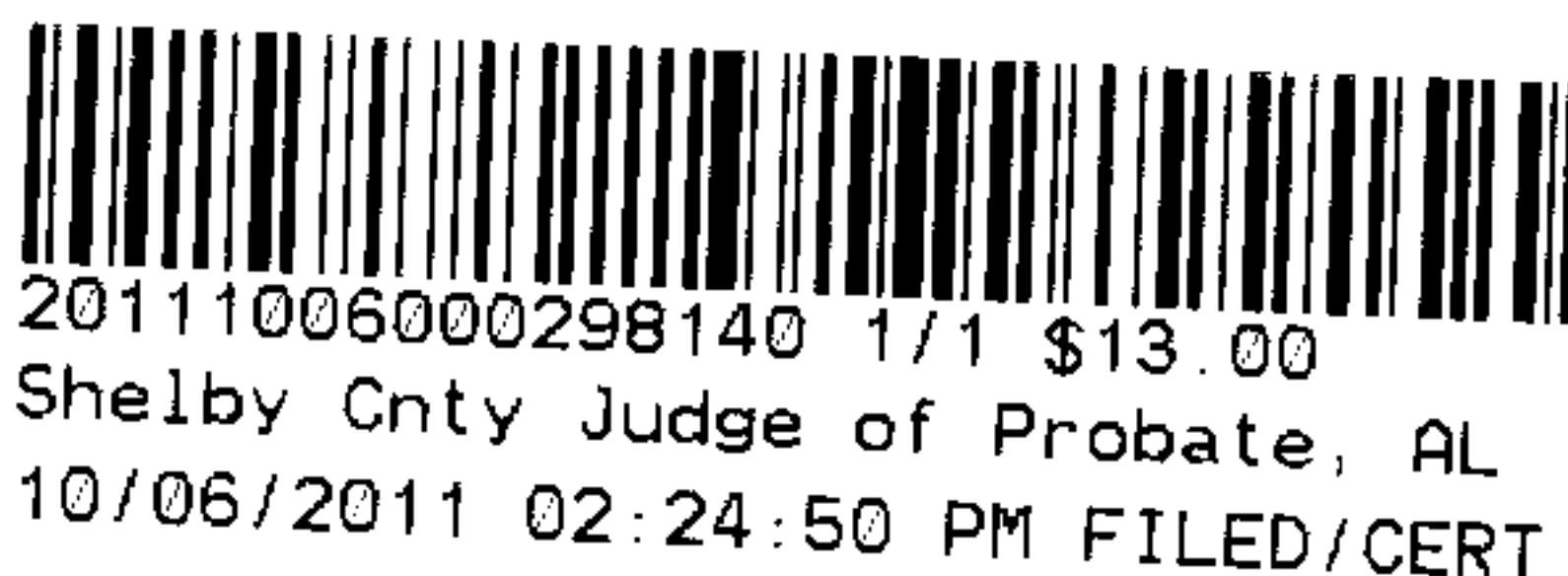
This instrument was prepared without benefit of title evidence. Description furnished by Grantors.

This instrument was prepared by:

Mike T. Atchison, Attorney

P.O. Box 822

Columbiana, Alabama 35051



Send Tax Notice to:

Charlotte Carden

182 North Street
Shelby Ala 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty-Five Thousand and no/100 Dollars (\$25,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **HERBERT EPPERSON and wife, BARBARA HOPE EPPERSON** (herein referred to as grantor) grant, bargain, sell and convey unto **CHARLOTTE CARDEN AND HUSBAND, JIM ALLEN CARDEN** (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 11, 12, and 6, in Block 62, according to Safford's Map of Shelby recorded in Map Book 3, Pages 38 and 47, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$25,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of October, 2011.

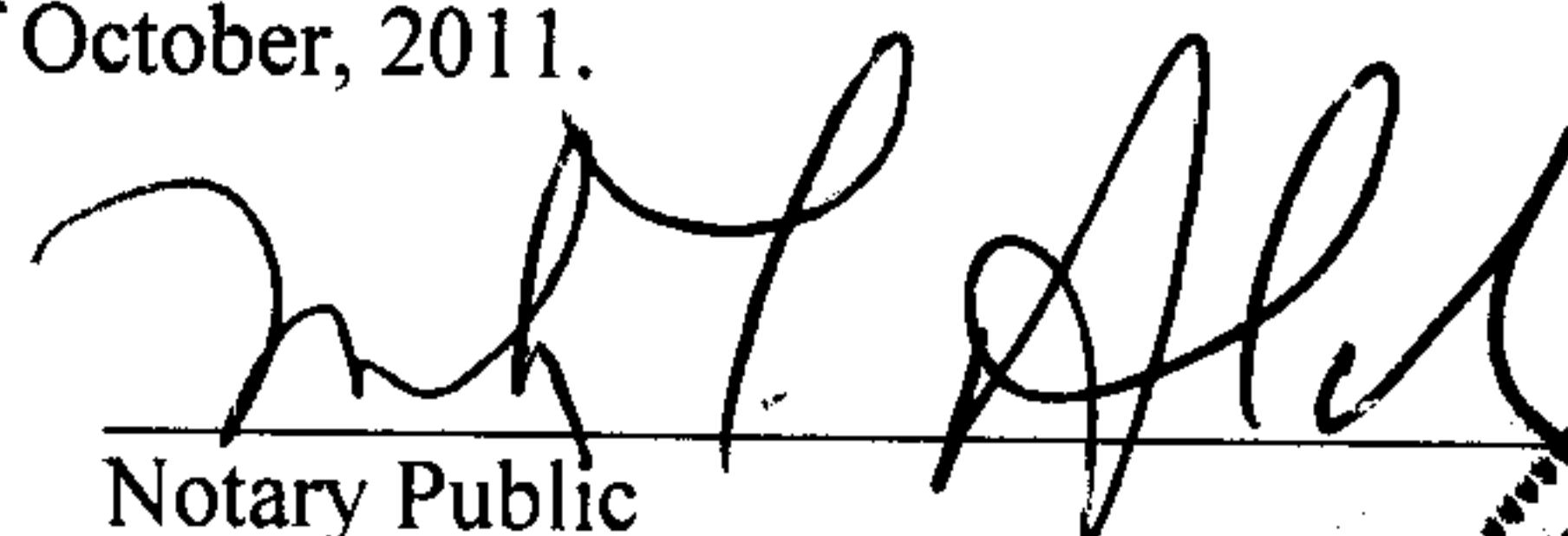

HERBERT EPPERSON


BARBARA HOPE EPPERSON

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **HERBERT EPPERSON and BARBARA HOPE EPPERSON**, 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 4th day of October, 2011.


Notary Public

My commission expires: 10-16-12

