

This instrument was prepared by:  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209

Send Tax Notice To:  
Byron L. Carden  
Elizabeth W. Allen  
817 Tulip Poplar Drive  
Hoover, AL 35244

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA                     )  
   )  
SHELBY COUNTY                     )     **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of \$285,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Peter Markland and wife, Helen C. Bemus by Peter Markland her Attorney-in-Fact (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Byron L. Carden and Elizabeth W. Allen (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$228,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 27th day of April, 2012.

*Peter Markland*

Peter Markland

*Helen C Bemis by Peter Markland her*

Helen C. Bemis by Peter Markland her  
Attorney-in-Fact

*Attorney-in-Fact*

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Peter Markland, Individually and Peter Markland whose name as Attorney in Fact for Helen C. Bemus is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, He, individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of April, 2012.

*[Signature]*  
Notary Public

Commission Expires: *10/31/2012*



EXHIBIT "A"  
Legal Description

Lot 1004, according to the Survey of Riverchase Country Club, 17th Addition, Residential Subdivision, as recorded in Map Book 9, Page 50 in the Probate office of Shelby County, Alabama.



20120530000191320 2/2 \$72.00  
Shelby Cnty Judge of Probate, AL  
05/30/2012 02:19:20 PM FILED/CERT

Shelby County, AL 05/30/2012  
State of Alabama  
Deed Tax: \$57.00