

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jennifer Carden
14 Wildwood Way
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Nine Thousand dollars and Zero cents (\$139,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Helen B. Kieran, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Jennifer Carden (herein referred to as GRANTEES) 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 taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE. Grantor herein is surviving heir at law of William H. Kieran, deceased. William H. Kieran was the grantee in Instrument # 20100609000183320.

\$125,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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, 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, I have hereunto set my hand and seal, this 15th day of June, 2012.

_____ (Seal)	<u>Helen B. Kieran</u> (Seal) Helen B. Kieran
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen B. Kieran whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2012.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

20120618000215310 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
06/18/2012 03:18:56 PM FILED/CERT

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

PARCEL I:

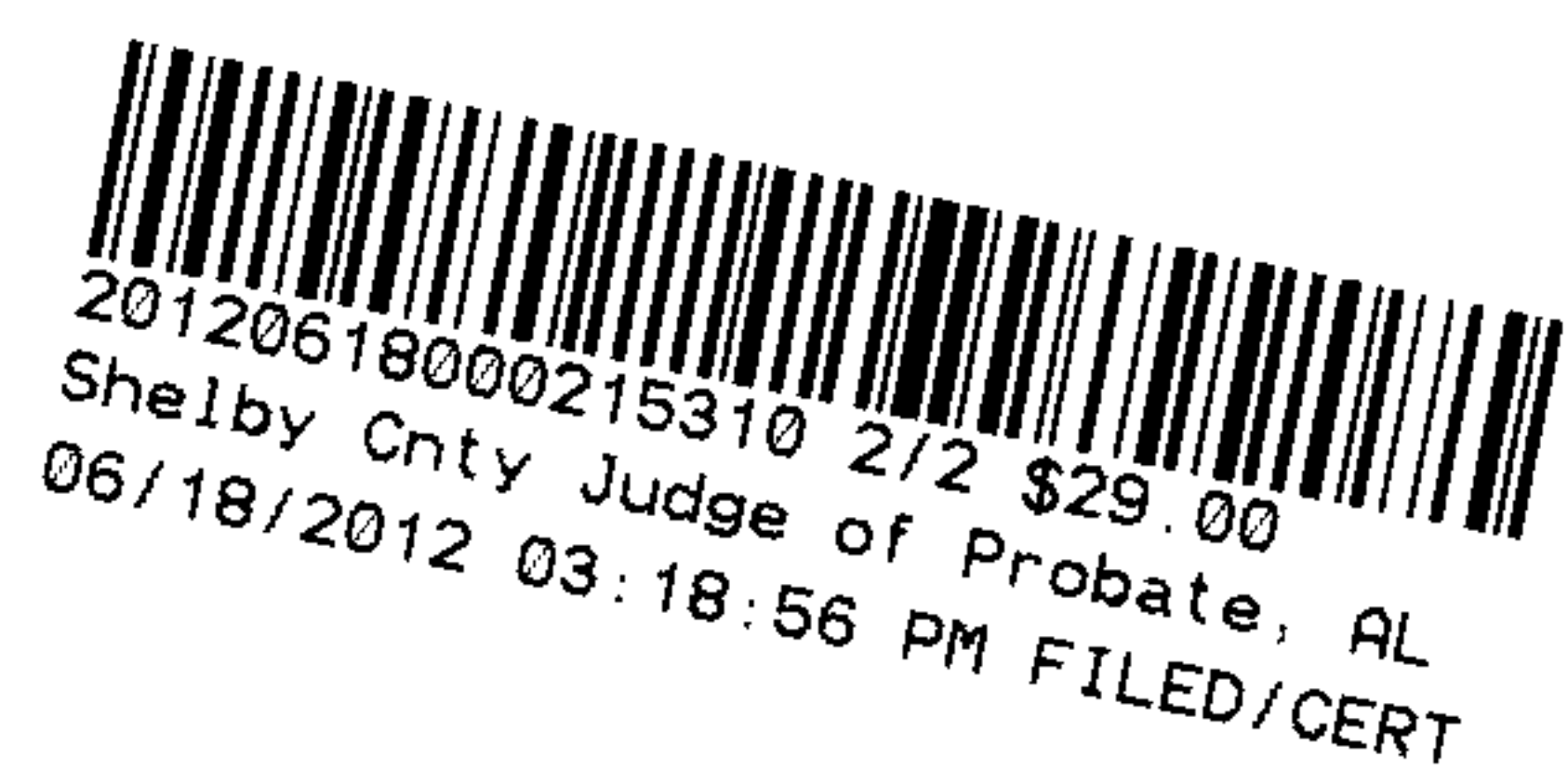
Lot No. 9, according to Waxa Subdivision, the same being a part of Section 35, Township 24, Range 15 East, a plat of said subdivision, being recorded in Map Book 5, Page 5, in the Probate Office of Shelby County, Alabama.

There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying along that certain datum plane of 397 feet above mean sea level as established by the U.S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee(s) shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove, described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company.

PARCEL II:

A part of the S ½ of the NW ¼ of Section 35, Township 24 North, Range 15 East, said parcel being more particularly described as follows: to find the point of beginning, start at the Southwest corner of the NW ¼; thence run in a North 0 degrees East along the West boundary of said Section 35 for a distance of 349.40 feet to a point; thence run North 31 degrees 29 minutes East 455.46 feet to the point of beginning; thence run South 56 degrees 09 minutes East 454.26 feet; thence run North 20 degrees 53 minutes 09 seconds East along the chord of a curve to the left, having a radius of 140.89 feet, 94.98 feet; thence run North 55 degrees 16 minutes West 446.87 feet; thence run South 25 degrees 55 minutes West along the chord of a curve to the right, having a radius of 276.09 feet, 100.47 feet to the point of beginning.

Situated in Shelby County, Alabama.



Shelby County, AL 06/18/2012
State of Alabama
Deed Tax: \$14.00