

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

Send Tax Notice To: Kasie Kay Carden

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20130507000187500 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/07/2013 08:57:01 AM FILED/CERT

That in consideration of Twenty Thousand dollars and Zero cents (\$20,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Curtis Abbott, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Kasie Kay Carden and Adam Joseph 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 2013 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.

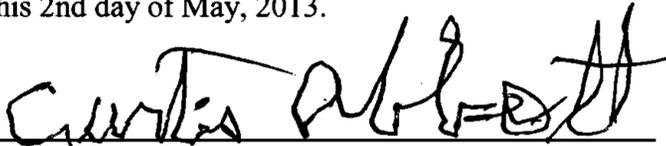
\$106,302.78 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 2nd day of May, 2013.

\_\_\_\_\_  
(Seal)

  
Curtis Abbott (Seal)

\_\_\_\_\_  
(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 Curtis Abbott 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 2<sup>nd</sup> day of May, 2013.

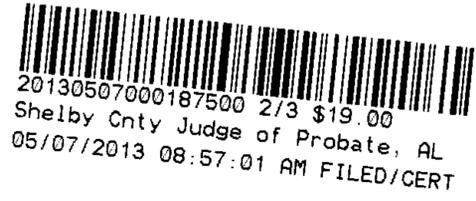
My Commission Expires: 10-4-16

  
Notary Public

## EXHIBIT A

Commence at the SE corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East; run thence West along the South line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  a distance of 25.2 feet to the West line of Brook's lot; thence South 5 degrees 10 minutes West along the West line of the Brook's lot, a distance of 20.52 feet to the SW corner of the Brook's lot; thence South 84 degrees 50 minutes East along the South line of the Brook's lot a distance of 90.30 feet to the point of beginning; thence continue South 84 degrees 50 minutes East along the South line of the Brook's lot a distance of 209.7 feet to the SE corner of the Brook's lot and the West margin of a County Road; thence South 14 degrees 52 minutes West along the West margin of a County Road, a distance of 206.2 feet; thence North 85 degrees 39 minutes West a distance of 202.2 feet; thence North 12 degrees 42 minutes East a distance of 207.8 feet to the point of beginning.

Located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Curtis Abbott  
Mailing Address P.O. Box 2254  
Sylacauga AL  
35160

Grantee's Name Kasie Kay Carden  
Mailing Address 19 Hwy 83  
Harpersville, AL 35078

Property Address 19 Hwy 83  
Harpersville, AL  
35078

Date of Sale 5/2/13  
Total Purchase Price \$ 20,000.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_



20130507000187500 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 5/2/13

Unattested \_\_\_\_\_  
(verified by)

Print Kasie Kay Carden

Sign Kasie Kay Carden  
(Grantor/Grantee/Owner/Agent) circle one