

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
William + Michele Webber
156 Southview Dr.
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOWALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$110,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Johnny J. Carden, as Trustee of the Family Trust u/w/o J.D. Carden, whose mailing address is

2445 Ashland Dr. Hoover, AL 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Blake Webber and Michele Webber, whose mailing address is

156 Southview Dr. Hoover, AL 35244 (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, the address of which is 1146 Cahaba River Est, Hoover, AL 35244; to-wit:

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

- *Subject property is not the homestead of the grantor or the grantor's spouse.
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: \$534,650.00 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 3rd day of July, 2014.

Johnny J. Carden
Johnny J. Carden as Trustee of the Family Trust
u/w/o J.D. Carden for the Carden Family Trust

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Johnny J. Carden, whose name as Trustee of the Family Trust u.w.o J.D. Carden 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, in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of July, 2014.

Matthew A. Owen
Notary Public

Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

That part of Lot 14 that lies South of the Public Road, according to the Survey of Cahaba River Estates, as recorded in Map Book 17, Page 64, in the Birmingham Division of Jefferson County, Alabama and in Map Book 3, Page 32 and 33, in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama; said property being situated in Shelby County, Alabama.

*Elaina S. Carden, Trustee of the Family Trust u/w/o J.D. Carden by deed dated April 25, 2005 and recorded June 29, 2005 in Instrument No. 20050629000323530 having passed away January 18, 2005. George R. Carden, Trustee of the Family Trust u/w/o J.D. Carden being deceased.

S14-1453

