

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MICHAEL LYNN SANDERS, JR. AND
DIANE MICHELLE SANDERS
178 LAKE DRIVE
SHELBY, ALABAMA 35143

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY-THREE THOUSAND DOLLARS (\$73,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JIM ALLEN CARDEN, a widower, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto MICHAEL LYNN SANDERS, JR. and DIANE MICHELLE SANDERS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2, according to the final plat of Lake Meadows Estates, as recorded in Map Book 21, Page 74 and re-recorded in Map Book 22, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance specifically includes a 1998 Redman Grandview Manufactured Home bearing serial number: 14718690A and 14718690B, which is affixed to the hereinabove described real property.

Subject to:

1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 21 Page 74 and re-recorded in Map Book 22 Page 16 in the Probate Office.
3. A 35 foot building setback line from Lake Drive as recorded in Map Book 21 Page 74 and Map Book 22 Page 16 in the Probate Office.
4. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Book 234 Page 634 and Book 257 Page 731 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 95 Page 657 in the Probate Office.
6. Rights, if any, of the property owners abutting Lay Lake, or adjoining streams of water in and to the waters of the Lake and in and to the bed thereof.

Jim Allen Carden is the surviving grantee in that certain deed recorded at Instrument No. 20180827000307010; the other grantee, Charlotte Ann Carden having died on or about February 10, 2022.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 27th day of May, 2022.

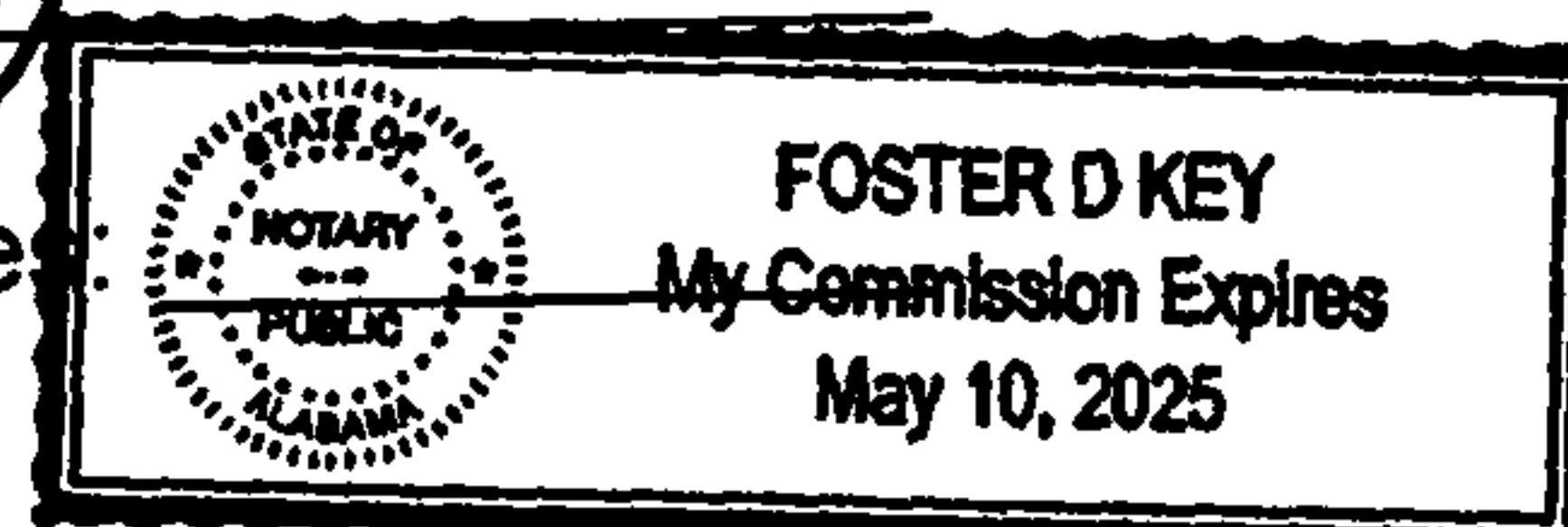

JIM ALLEN CARDEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JIM ALLEN CARDEN, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May,
2022.


NOTARY PUBLIC
My Commission Expires:



Grantor's Name:
JIM ALLEN CARDEN

Grantee's name:
MICHAEL LYNN SANDERS, JR. and
DIANE MICHELLE SANDERS

Mailing Address:
182 NORTH STREET
SHELBY, AL 35143

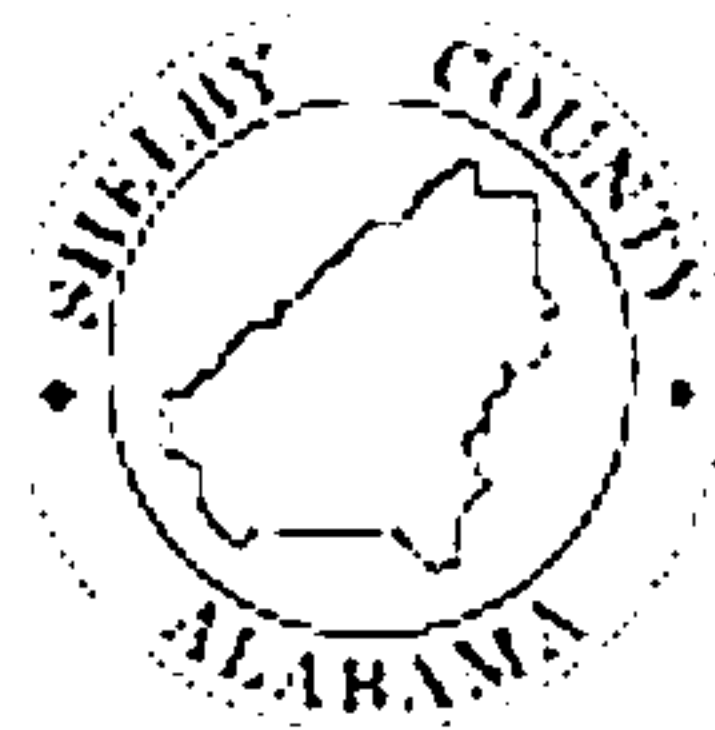
Mailing Address:
178 LAKE DRIVE
SHELBY, AL 35143

Property Address:
178 LAKE DRIVE
SHELBY, AL 35143

Date of Sale: May 27, 2022
Total Purchase Price: \$73,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 03:44:32 PM
\$101.00 JOANN
20220601000221000

Allen S. Boyd