

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

**3528 Highway 77
Columbiana, AL 35051**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

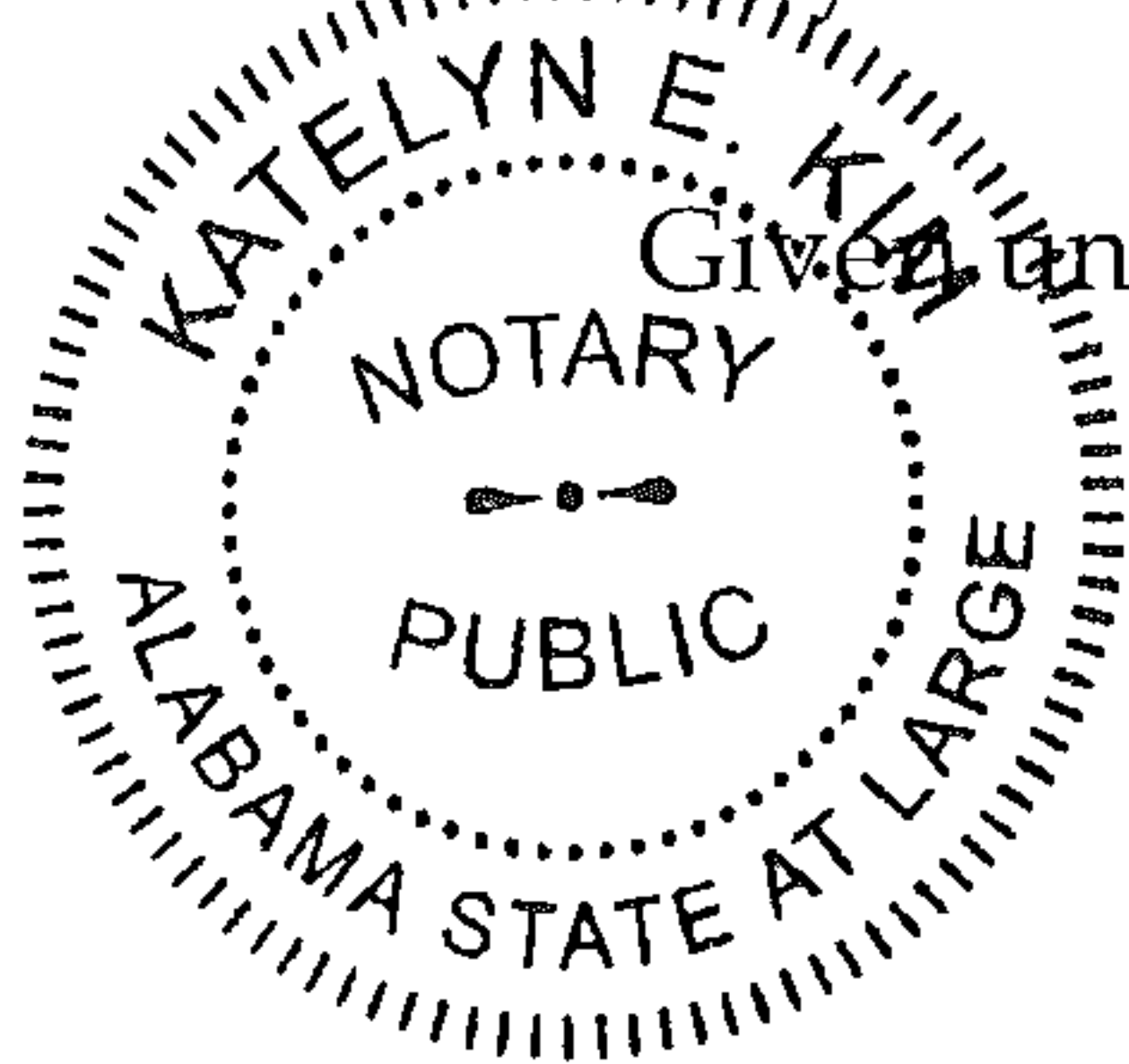
SHELBYCOUNTY)

WHEREAS, in consideration of the sum of Two Hundred Eighty Thousand and 00/100 (\$280,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **TIMOTHY S. BAILEY and LEAH N. BAILEY**, husband and wife, in hand paid by the GRANTEE(S), **GARRETT NATHAN CARDEN and BRANDY NICOLE CARDEN**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land lying and being situated in the County of Shelby, State of Alabama, and being more particularly described as follows: Commence at the NW Corner of the NE 1/4 of the SE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 90°00'00"E, a distance of 374.38'; thence S 02°01'54"E, a distance of 260.90'; thence N 85°05'27"E, a distance of 194.30' to the POINT OF BEGINNING; thence S 23°31'27"W, a distance of 152.20'; thence S 86°40'00"W, a distance of 281.95' to a point on the Northeasterly R.O.W. line of Shelby County Highway 77, 80' R.O.W., said point also being a non-tangent curve to the left, having a radius of 1200.00, a central angle of 12°53'33", and subtended by a chord which bears S 45°27'59"E, a chord distance of 269.45', thence along the arc of said curve and said R.O.W. line, a distance of 270.02'; thence S 48°55'49"E and along said R.O.W. line, a distance of 371.05'; thence N 22°44'09"E and leaving said R.O.W. line, a distance of 870.45'; thence N 90°00'00"W, a distance of 451.52'; thence S 03°52'13"W, a distance of 214.61' to the POINT OF BEGINNING.

STATE OF ALABAMA)
)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **TIMOTHY S. BAILEY and LEAH N. BAILEY** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 15th day of November, 2024.

Katelyn Kim

NOTARY PUBLIC

My Commission Expires: 12/03/2025

Address of Grantee:
3528 Highway 77
Columbiana, AL 35051

Address of Grantor:
1212 Ash Cove
Alabaster, AL 35007

Property Address:
3528 Highway 77
Columbiana, AL 35051

Real Value: \$280,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2024 02:18:12 PM
\$29.00 BRITTANI
20241118000357470

Allie S. Bayl