

THIS DEED HAS BEEN MADE WITHOUT THE EXAMINATION OF THE TITLE TO THE PROPERTY HEREIN DEEMED.

SEND TAX NOTICE TO:

(Name) James E. Scott
Rt. 6, Box 78-B
(Address) Montevallo, AL 35115

1907

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

\$600.00

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Douglas Allen and wife, Becky Allen

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Scott and wife, Nancy Scott

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The parcel of land herein conveyed is located in Section 5, Township 22 South, Range 3 West and is described as follows: Begin at the center of McHenry Creek at the point of intersection with the South right of way line of the old Tuscaloosa-Columbia Road; thence run in a Westerly direction along the South right of way line of said road 140 yards to an iron stob; thence turn an angle to the left and run in a Southerly direction 140 yards more or less to the Southwest corner of the Scott property, said corner being the point of beginning of the property herein conveyed; thence run in a Southerly direction 440 feet to the point of intersection with the North line of the Alabama Power Company right of way; thence run in a Northeasterly direction along the North line of said right of way a distance of 420 feet more or less to a point 100 feet South of the Southeast corner of the Scott property; thence turn an angle to the left and run in a Northerly direction 100 feet to the Southeast corner of the Scott property; thence turn an angle to the left and run in a Westerly direction along the South line of the Scott property 420 feet to the point of beginning of the property herein conveyed.

1. Deed Fee 1.00
2. Mtg. Tax ---
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

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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, we have hereunto set OUR hand(s) and seal(s), this 25th

day of July, 19 88

WITNESS:

STATE OF ALA. SHELBY COUNTY }
I CERTIFY THIS INSTRUMENT WAS FILED

88 JUL 27 AM 10:44 (Seal)

Douglas Allen (Seal)
Becky Allen (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas Allen and wife, Becky Allen whose name are signed to the foregoing conveyance, and who 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 25th day of July, A. D., 19 88

Clara P. Lewis
Notary Public