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This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Martha Grace Allen
(Address) P. O. Box 78
Wilton, Alabama 35187

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Martha Grace Allen, formerly known as Martha J. Cottingham, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Martha Grace Allen and husband, Richard L. Allen

(herein referred to as GRANTEES 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:

Lots 9 and 10, in Block 2, according to Survey and Map of G. A. Nabors Addition to Town of Wilton, Shelby County, Alabama, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 33.

This conveyance is made for the purpose of conveying Grantor's sole title to herself and her husband, as designated herein, pursuant to Warranty Deed, Jointly for Life with Remainder to Survivor.

BOOK 294 PAGE 408

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUN -5 AM 9:23

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. W. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.50

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of May, 19 90.

WITNESS

(Seal)

(Seal)

(Seal)

Martha Grace Allen (Seal)
Martha Grace Allen, formerly known as
Martha J. Cottingham (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha Grace Allen, formerly known as Martha J. Cottingham 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, A.D., 19 90

25-90 *[Signature]*