

2508

WARRANTY DEED--JOINT TENANCY

2,000

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

✓ Douglas Ray Allen  
2690 Highway 17  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of two thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Doris Faye Allen Goggins, an unremarried widow, of 51 Church Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Douglas Ray Allen and wife Rebecca Ann Seale Allen, of 2690 Highway 17, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) 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 containing 1.26 acres, located in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of S5, Twp 22S, R3W, Shelby County, Alabama, described as follows: Commence at the SW corner of said  $\frac{1}{4}$  and run S 89°20'37"E along the S boundary 679.45 feet to the point of beginning; thence continue on the same line 191.87 feet; thence run N 04°14'20"W 309.63 feet to the intersection of the SE right of way of Shelby County Highway 17; thence run southwesterly along a curve to the right of said right of way subtended by a chord bearing S 61°21'45"W 168.92 feet to the point of tangency of said curve; thence continue S 67°52'W along said right of way 58 feet; thence run S 09°20'27"E 206.43 feet to the point of beginning.

Marked as parcel B on a survey dated April 11, 1987 by Roger Moore, P L S Reg #13185.

Source of title: A warranty deed from the estate of Dorothy Irene Allen to grantor herein executed April 27, 1988 and recorded April 29, 1988 at real book 181, pages 897-8 of the Shelby County Probate Records.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

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 of such survivor forever, together with every contingent remainder and right of reversion.

I, Doris Faye Allen Goggins, 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

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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 set my hand and seal, this 20 November 1991.

Witness:

Edna Faye Cecil

Doris Faye Allen Goggins (Seal)  
Doris Faye Allen Goggins

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Doris Faye Allen Goggins, whose name is signed to the foregoing conveyance, and who is (made) 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 20 November 1991.

Edna Faye Cecil  
Notary public

MY COMMISSION EXPIRES OCTOBER 3, 1995

1. Deed Tax	\$2.00
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$11.00

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

91 DEC 23 AM 9:35

James H. Thompson  
JUDGE OF PROBATE