

THIS INSTRUMENT PREPARED BY:

Lela Tynes

Wright Homes, Inc.

518 19th Street North

Bessemer, AL 35020

Send Tax Notice To:

Brian K. Allen

522 Hwy. 22

Montevallo, AL 35115

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

\$1.00

That in consideration of (This is a gift and no repayment is expected)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged by me or we,

Paschel Allen and wife Willie Allen

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brian K. Allen and wife Gleana Carol Allen

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 south, Range 4 west, Shelby County, Alabama and run thence southerly along the east line of said section 1 a distance of 413.66' to the point of beginning of the property being described; Thence continue along last described course 234.04' to a point; Thence turn 91°00'09" right and run westerly 102.35' to a point; Thence turn 79°06'52" right and run northwesterly 238.29' to a point; Thence turn 100°53'08" right and run easterly 143.26' to the point of beginning,

A non-exclusive 30.0 foot wide easement for access to this property as shown on the plat and described as follows:

Commence at the northeast corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 south, Range 4 west, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter a distance of 413.66' to a point; Thence turn 91°00'09" right and run westerly 143.26' to the point of beginning of the easement being described; Thence continue along last described course 172.00' to a point; Thence turn 90°00'00" left and run southerly 30.0' to a point; Thence run 90°00'00" left and run easterly 177.77' to a point; Thence turn 100°53'08" left and run northwesterly 30.55' to the point of beginning and the end of easement.

The Grantor hereby warrants to the Grantee that this property is suitable for a house and its septic system.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 19 day of December, 1995.

(Seal)

(Seal)

(Seal)

X Paschel Allen (Seal)

X Willie Allen (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paschel Allen and wife Willie Allen, whose names 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, A. D., 1995.

PM #ATC-2

Return To:  
Alabama Title Co., Inc.

My commission expires 12-7-97

Blanche W. Wright  
Notary Public.