



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Inst # 1997-40951

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

SEND TAX NOTICE:
Gregory F. Allen
183 Branch Drive
Chelsea, Alabama 35043

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE HUNDRED NINETY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO/100*****

to the undersigned grantor, SGC, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Gregory F. Allen and Cindy H. Allen

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 17, according to the Map and Survey of Brook Chase Estates, Phase II, as recorded
in Map Book 22, page 47, in the Probate Office of Shelby County, Alabama.

\$ 197,245.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

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12/17/1997-40951
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same
to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Steve Clyde Turner
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of December 19 97

ATTEST:

Secretary _____ By: Steven Clyde Turner President
SGC, Inc.

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned _____ a Notary Public in and for said County in said
State, hereby certify that Steven Clyde Turner
whose name as President of SGC, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of December 19 97

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

John E. ...
Notary Public