

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW  
P.O. BOX 261  
831 ISLAND STREET  
MONTEVALLO, AL 35115  
(205) 665-4357

Send Tax Notice:  
Paul & Tina Cordes  
167 Highway 200  
Montevallo, AL 35115

STATE OF ALABAMA     )  
                                  )     **SPECIAL WARRANTY DEED: JOINT TENANCY**  
SHELBY COUNTY         )     **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 27<sup>th</sup> day of November, 2000 by and between **Shane Allen, a married man**, (hereafter referred to as Grantor), and **Paul Cordes and wife, Tina Cordes** (hereinafter referred to as Grantees);

**WITNESS THAT:**

The Grantor deed hereby for and in consideration of the sum of **Forty -Two Thousand Five Hundred and no/100 (\$42,500.00)** in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in **Shelby County, Alabama**, to-wit:

**PARCEL I:**

A part of Section 11, Township 24 North, Range 12 East, described as follows:

Beginning at the Northwest Corner of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub>, Section 11, Township 24 North, Range 12 East, and run South along the West boundary line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section a distance of 158 feet to a point; run thence East parallel to the North boundary line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> a distance of 273 feet to a point; run thence North parallel to the West boundary line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section a distance of 158 feet to the North boundary line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section; run thence West along the North boundary line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section a distance of 273 feet to the point of beginning.

**PARCEL II:**

Also a parcel of land described as follows: From the Northwest corner of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 11, Township 24 North, Range 12 East; thence run southerly along the West line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section for a distance of 158 feet to the point of beginning; thence continue along the same course South for a distance of 52.0 feet to the Northwest corner of the Watts property; thence turn left and angle for 84 degrees 34 minutes running Easterly along the North line of said Watts property for a distance of 334.02 feet; thence turn left and angle of 95 degrees 26 minutes running Northerly for a distance of 52.0 feet; thence turn left and angle of 84 degrees 34 minutes running Westerly for a distance of 334.02 feet to point of beginning; being located in the SE<sup>1</sup>/<sub>4</sub> of the NE <sup>1</sup>/<sub>4</sub> of said Section 11.

Also easement for ingress and egress described as follows: A part of Section 11, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the SE <sup>1</sup>/<sub>4</sub> of the NE <sup>1</sup>/<sub>4</sub> of Section 11; thence run South along the West line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section for a distance of 98.34 feet to the point of beginning; thence continue on last stated course a distance of 25.32 feet; thence turn right an angle of 127 degrees 52 minutes 05 seconds for a distance of 87.84 feet (plus or minus) to the center line of existing county road (County Highway #200); thence turn right 50 degrees 34 minutes 21 seconds for a distance of 25.88 feet; thence turn right 129 degrees 25 minutes 39 seconds for a distance of 88.73 feet (plus or minus) to point of beginning.

All rights of redemption from foreclosure deed recorded in Instrument # 2000-04435, in the Probate Office of Shelby County, Alabama; and due to expire February 11, 2001.

12/06/2000-41930  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 15.00

TO HAVE AND TO HOLD to the same unto the 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 he 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 herein shall take as tenant in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 27<sup>th</sup> day of November, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTOR

Shane Allen (L.S.)  
Shane Allen

STATE OF ALABAMA )  
SHELBY COUNTY )

**ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Shane Allen, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27<sup>th</sup> day of November, 2000.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 5/13/04

Inst # 2000-41930

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