

WARRANTY DEED

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 notices to:

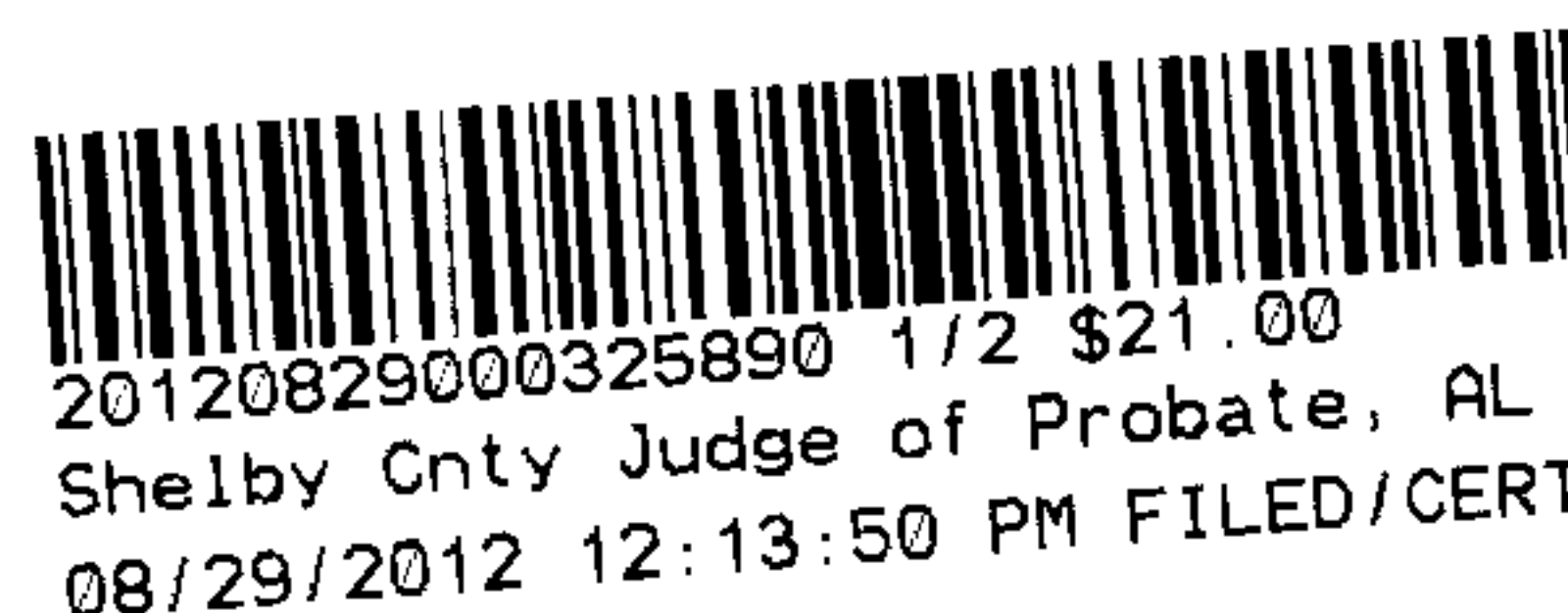
Douglas Ray Allen
 2690 Highway 17
 Montevallo, AL 35115

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Douglas Ray Allen, of 2690 Highway 17, Montevallo, AL 35115, a married man, do grant, bargain, sell, and convey unto **DOUGLAS RAY ALLEN AND WIFE REBECCA A ALLEN**, of 2690 Highway 17, Montevallo, AL 35115, 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 1.07 acres, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §5, Twp 22S, R3W, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ § and run S 89°20'37" E along the S boundary 228 feet to an iron pipe on the SE right of way of Shelby County Highway 17, being the point of beginning: thence continue on the same line 451.45 feet; thence run N 09°20'27" W 206.43 feet to the intersection of the S right of way of Shelby County Highway 17; thence run S 67°52'W along said highway right of way 299.93 feet to the point of beginning of a curve to the left; thence run southwesterly along said curve subtended by a chord bearing S 58°40' W 164.58 feet to the point of beginning.

Marked as parcel A on a survey dated April 11, 1987 by Roger Moore, P L S
 Reg No. 13185.



Source of title: A warranty deed to the grantor executed in July 2012 in a fair market value transaction for \$6,000.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns 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 any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Douglas Ray Allen does for himself and for his administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors 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, Douglas Ray Allen, have set my hand and seal, this 29 August 2012.

Witness:

Steve Sears

Douglas Ray Allen (Seal)
DOUGLAS RAY ALLEN


I, the undersigned notary public for the State of Alabama at Large, hereby certify that Douglas Ray Allen, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 August 2012.

Steve Sears

My commission expires 07 March 2014

Notary public


20120829000325890 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/29/2012 12:13:50 PM FILED/CERT

Shelby County, AL 08/29/2012
State of Alabama
Deed Tax: \$6.00