

19760331000028240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/31/1976 01:00:00 AM FILED/CERTNAME Beavers Mays & DebuysADDRESS Birmingham, Alabama

WARRANTY DEED (Without Survivorship)

3077

State of Alabama

Shelby

COUNTY

} Know All Men By These Presents,

That in consideration of One and 00/100 & other considerations DOLLARS

to the undersigned grantor Ray Allen & Karen R. Allen

in hand paid by Karen Kelly Allen

the receipt whereof is acknowledged we the said Ray Allen & Karen R. Allen

do grant, bargain, sell and convey unto the said Karen Kelly Allen

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot 102, according to the survey of Chandalar South, Second Sector,
as recorded in Map Book 6, Page 12, in the Probate Office of Shelby
County, Alabama.

Subject to:

1. Current Taxes.
2. A 40 foot Building line as shown by recorded map.
3. Easement to Alabama Power Company recorded in Vol. 264, Page 28 and Vol. 278, Page 477, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Co. recorded in Misc. Vol. 7, Page 591 in said Probate Office.
5. Easement to Alabama Power Company and Southern Bell T & T Co. recorded in Vol. 285, Page 489 in said Probate Office.
6. Restrictions contained in Misc. Vol. 7, Page 392 and Misc. Vol. 7 Page 260 in said Probate Office.

Grantee assumes all responsibility for mortgage on said property
dated November 19, 1974 to Citizens Mortgage Corporation, in the
principal amount of \$60,000.00 filed for record November 22, 1974
at 8:22 A.M. and recorded in Volume 343, page 48, in the Probate
Office of Shelby County, Alabama

TO HAVE AND TO HOLD, To the said Karen Kelly Allen, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said Karen Kelly Allen, her

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all
encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,
executors and administrators shall warrant and defend the same to the said Karen Kelly Allen, her
heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 30th day of March

19 76.

WITNESSES

X Bessie B. Bland

X Karen R. Allen
X Ray Allen

RETURN TO

RAY ALLEN,

Karen R. Allen

TO

Karen Kelly Allen

2641 Chaudhary Ave
Bham 35244

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

\$50
\$300
\$1.00

4.50

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

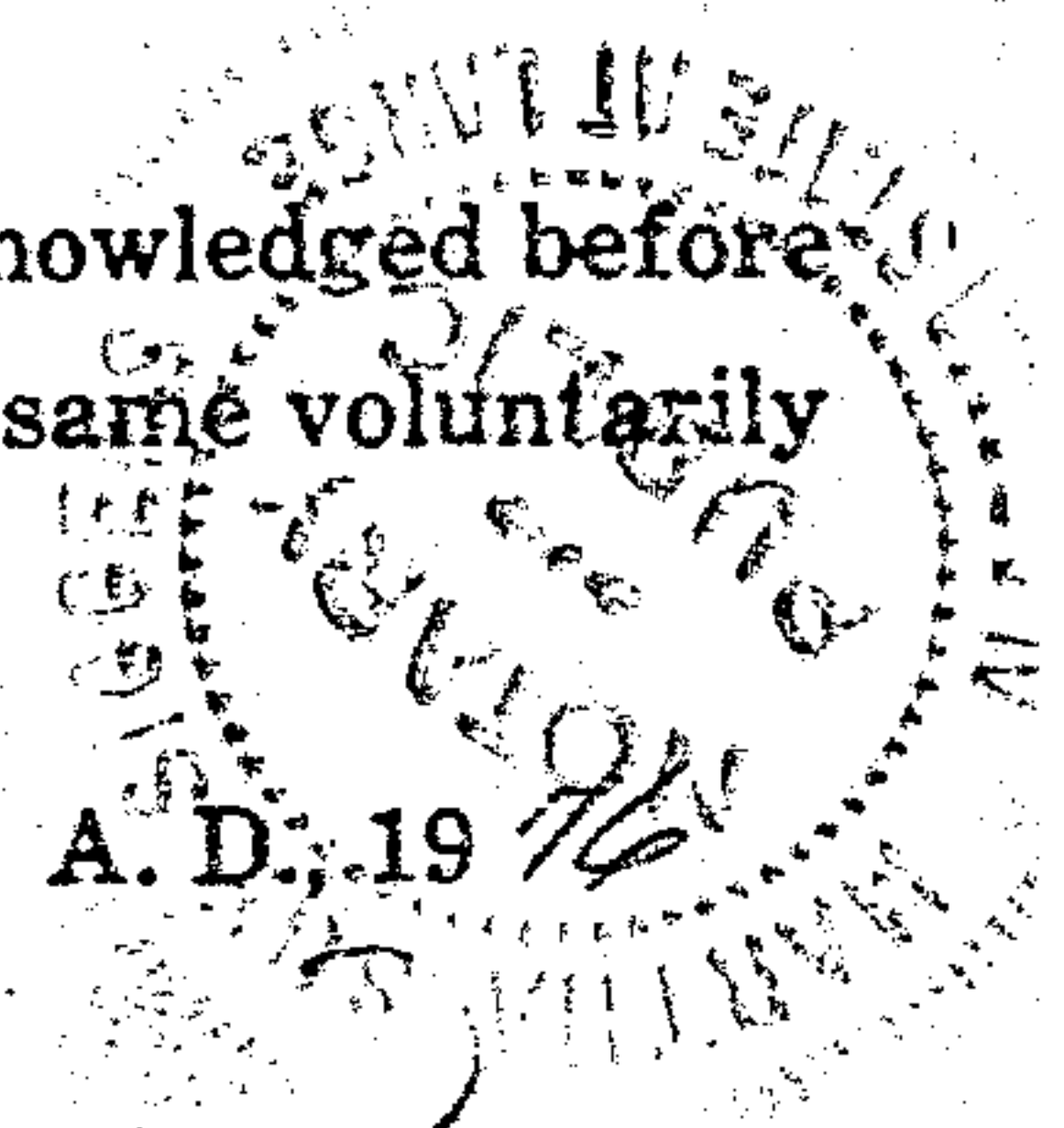
Form B 3013-1

19760331000028240 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/31/1976 01:00:00 AM FILED/CERT

State of ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, MARTHA SUE SIGGERS, a Notary Public in and for said County, in said State,
hereby certify that Karen R. + Roy Allen
whose name is 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 have executed the same voluntarily
on the day the same bears date.



Given under my hand and official seal this 30th day of March

Martha Sue Siggers
Notary Public

629
262
BOOK

State of _____ }
_____ COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public

State of _____ }
_____ COUNTY }

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State,
hereby certify that _____
whose name as _____ of _____
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, this the _____ day of _____ 19 _____

Notary Public