



19780914000124330 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 09/14/1978 12:00:00AM FILED/CERT

WARRANTY DEED

592

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS, That:
 JEFFERSON COUNTY)

In consideration of SEVENTY-SEVEN THOUSAND AND NO/100 (\$77,000.00) DOLLARS, and the execution simultaneously herewith of a Purchase Money Mortgage in the amount of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) DOLLARS, to the undersigned Grantors, CHARLES S. ALLEN and wife, SANDRA D. ALLEN in hand paid by PETE W. ALLEN and wife, MICHELLE E. ALLEN, the receipt whereof is hereby acknowledged, we, the said CHARLES S. ALLEN and wife, SANDRA D. ALLEN do grant, bargain, sell and convey unto the said PETE W. ALLEN and wife, MICHELLE E. ALLEN, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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BEGIN at the Northwest corner of the Southwest 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction and along the West line of said Section 8 a distance of 284.47 feet to a point on the Southeast right-of-way line of Shelby County Road #41; thence turn an interior angle of 146° 55' 10" and run to the right and in a Northeasterly direction of 451.91 feet along the Southeast right-of-way line of said County Road to a point; thence turn an interior angle of 41° 29' 00" and run to the right and in a Southeasterly direction a distance of 105.55 feet to a point; thence turn an interior angle of 175° 13' 50" and run to the right and in a Southerly direction a distance of 1421.31 feet to a point in the center line of Spring Branch; thence turn an interior angle of 123° 33' 00" and run to the right and in a Southwesterly direction and along the Center line of Spring Branch a distance of 128.95 feet; thence turn an interior angle of 156° 50' 00" and run to the right and in a Southwesterly direction a distance of 257.13 feet to a point of the West line of said Section; thence turn an interior angle of 75° 59' 00" and run to the right in a Northerly direction and along the West line of said Section a distance of 999.94 feet more or less to the point of beginning of the herein described parcel; containing 10.26 acres more or less; SUBJECT TO THE FOLLOWING: (a) Ad valorem taxes which will be due October 1, 1978; (b) Right-of-way to Alabama Power Company recorded in Vol. 131, Page 197; Vol. 93, Page 422; Vol. 142, Page 268 and Vol. 24, Page 422 in the Probate Office of Shelby County, Alabama, and (c) Mineral and mining rights and rights incident thereto recorded in Vol. 24, Page 422 in said Probate Office;

TO HAVE AND TO HOLD Unto the said PETE W. ALLEN and wife, MICHELLE E. ALLEN, as joint tenants, with right of survivorship,

Spain, Allison et al

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 the 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above noted; 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 Grantees, their heirs, and assigns forever against the lawful claims of all persons, except as above noted.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this, the 13th day of September, 1978.

Deed 77.00
 Rec. 3.00
 Aud. 1.00
 81.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 DOCUMENT WAS FILED

SEP 14 AM 10:33

Thomas P. [Signature]
 JUDGE OF PROBATE

Charles S. Allen (SEAL)
 Charles S. Allen

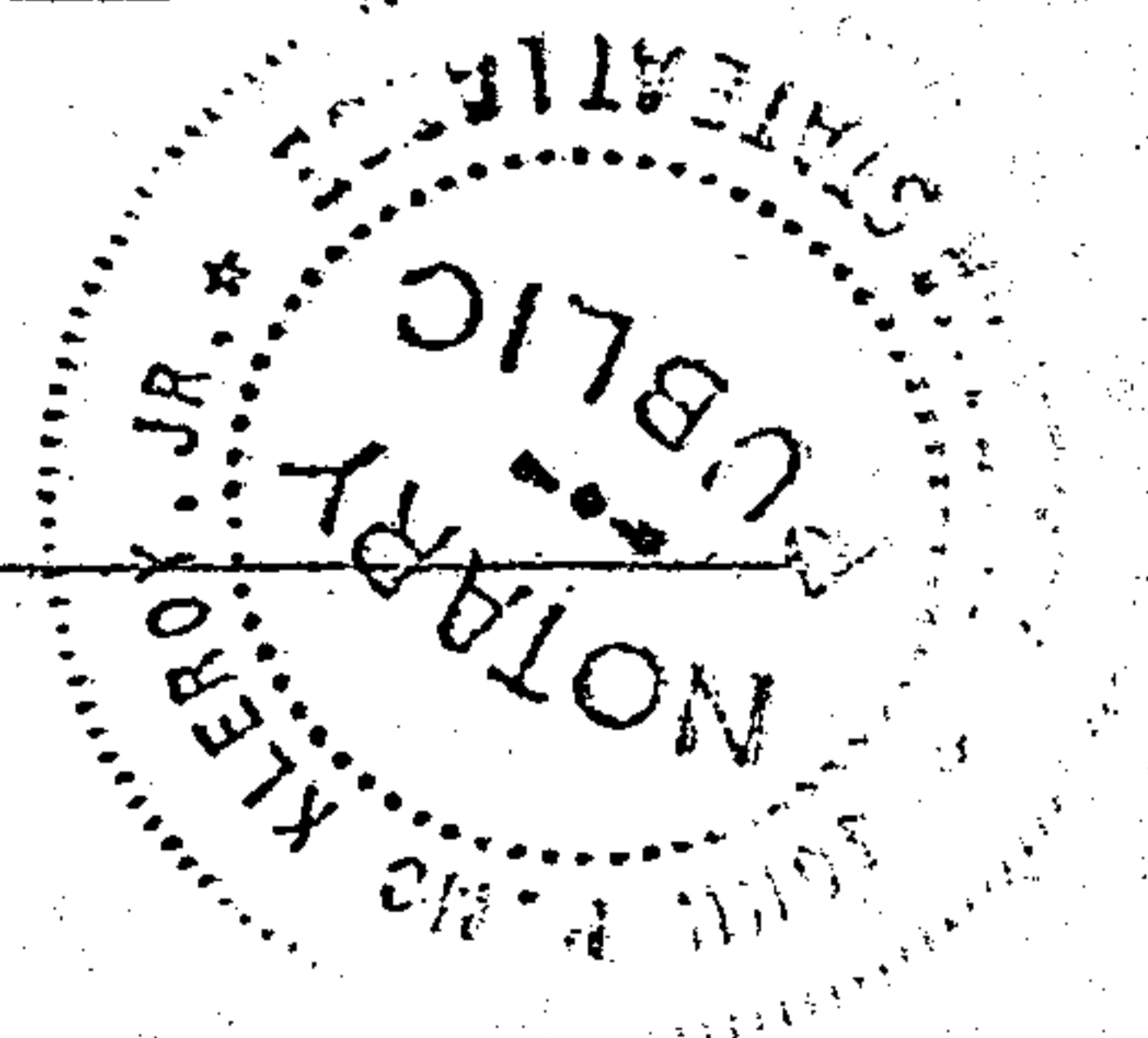
Sandra D. Allen (SEAL)
 Sandra D. Allen

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that CHARLES S. ALLEN and wife, SANDRA D. ALLEN, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of September, 1978.

John P. McKleroy, Jr.
 Notary Public



Prepared by John P. McKleroy, Jr.
 SPAIN, GILLON, RILEY, TATE & ETHEREDGE
 John A. Hand Building
 Birmingham, Alabama 35203

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