

This instrument was prepared without the benefit of a survey.

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Eight Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein  
Wilma Jean Lybrand, a widow

herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Allen and Tracy G. 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:

Commence at the SW corner of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and run South along the West line of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 27, 83.4 feet to a fence; thence along said fence run South 79 degrees East 592.6 feet; thence continue along said fence North 45 degrees 30 minutes East 249.7 feet, more or less, to a rock corner at a fence row; thence along said fence run North 89 degrees 30 minutes East 313.4 feet; thence South 87 degrees East 92.2 feet; thence South 89 degrees East 114 feet; thence North 88 degrees 30 minutes East 68.7 feet; thence continue along a fence row North 7 degrees 30 minutes East 300 feet to the point of beginning; thence continue North 7 degrees 30 minutes East 255.3 feet to a branch; thence along same South 76 degrees West 78.6 feet; thence continue along same North 64 degrees West 119 feet, more or less, to the centerline of the gas pipeline and the Easternmost corner of the W.J. Pardue land; thence turn left and run Southwesterly along the centerline of the gas pipeline and the Southeastern line of the W.J. Pardue land a distance of 322 feet, more or less, to a point 187 feet due North of the North line of the Donald and Reba Gardner land, as described in deed recorded in Deed Book 335, Page 858, in the Probate Office of Shelby County, Alabama; thence turn left and run South 187 feet to the North line of the Gardner land; thence turn left and run North 90 degrees East a distance of 647 feet, more or less, to the Northeast corner of the Gardner land and the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 6th  
day of February, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.  
Deed TAX 3.00 I CERTIFY THIS (Seal)  
Deed 2.50 INSTRUMENT WAS FILED (Seal)  
Fees 1.00 (Seal)  
6.50 1985 MAY 13 AM 10:50 (Seal)

Wilma Jean Lybrand (Seal)  
Wilma Jean Lybrand (Seal)  
(Seal)

Thomas W. Snowdon, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Wilma Jean Lybrand, a widow  
whose name 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 6th day of February, A. D., 1985.

Form 31-A

50 Big Oak Circle  
Harpersville, AL 35078

