

This instrument was prepared by:

(Name) PATRICK M MCCARTY
(Address) 3007 INVERNESS LANE
BIRMINGHAM, ALA 35242

Send Tax Notice to:

(Name) MIKE ALLEN
(Address) 32 OVERHILL RD
MONTEVALLO, ALA 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred and thirty and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael D. ALLEN

(herein referred to as GRANTEES 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 situated in the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said 1/4 - 1/4 Section; thence S 84 degrees 11 minutes W 488.61 feet to an iron pin; thence S 20 degrees 45 minutes 09 seconds E 225.71 feet to an iron pin and the Point of Beginning;

thence continue along last stated course 106.82 feet; thence S 45 degrees 38 minutes 53 seconds W 308.77 feet to the northerly right-of-way of Meadowood Lane; thence westerly along the arc of a curve concave southerly and said northerly right-of-way 24.19 feet; thence N 33 degrees 53 minutes 14 seconds E 373.28 feet to the Point of Beginning, said parcel containing 0.45 acres, more or less.

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paid in full on 5/5/86
Patrick M. McCarty

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th day of May, 19 86

WITNESS STATE OF ALA. SHELBY CO. deed tax 2.00
I CERTIFY THIS Reg 2.50
INSTRUMENT WAS FILED Ind 1.00
(Seal) 5.50

1986 MAY -5 PM 2:54

JUDGE OF PROBATE

Patrick M. McCarty (Seal)
Michael D. Allen (Seal)

STATE OF ALABAMA

SHELBY COUNTY } General Acknowledgment

I, Carole Joyce Yancy, a Notary Public in and for said County in said State, hereby certify that Patrick M. McCarty 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May A.D., 19 86



Carole Joyce Yancy

