

1442

WARRANTY DEED

Value 55,000⁰⁰

Please send tax notice to:

This instrument was prepared by
Steven R. Sears, attorney,
11 South Main Street, BX 4
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

✓ Micheal S. and Priscilla S. Allen
Rt 4, BX 149
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 grantee herein, the receipt whereof is acknowledged, we, Micheal S. Allen and wife Priscilla S. Allen, of Route 4, Box 149, Montevallo, Alabama 35115, do grant, bargain, sell, and convey unto Micheal S. Allen and wife Priscilla S. Allen, of Route 4, Box 149, Montevallo, Alabama 35115 (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:

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The NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, LESS AND EXCEPT the following portion thereof: The East 165.00 feet of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; ALSO EXCEPT the following: Begin at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 467.00 feet; thence East and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 467.00 feet; thence South and parallel to said West line 467.00 feet to said South line; thence West along said South line 467.00 feet to the point of beginning ALSO LESS AND EXCEPT: Begin at the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 467.00 feet to the Southeast corner of the Dennis Property, said point also being the point of beginning; thence left 89 degrees 21 minutes in a Northerly direction along the East boundary of said Dennis Property 131.94 feet; thence right 93 degrees 03 minutes in a Southeasterly direction 464.00 feet; thence right 86 degrees 57 minutes in a Southerly direction 22.40 feet; thence left 90 degrees 03 minutes in an Easterly direction 231.36 feet to intersection with a line that is 165.00 feet West of an parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, said intersection also being on the West boundary of Smitherman Property; thence right 90 degrees 05 minutes in a Southerly direction along said West boundary of Smitherman Property 77.20 feet to said South line; thence West along said South line 694.70 feet to the point of beginning. Situated in Shelby County, Alabama.

It is the intent of this instrument to convey to the grantees as tenants in common title to the land known as the old Moody Place, whether or not correctly described above. The above described land constitutes the homestead of both grantors.

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 of such survivor forever, together with every contingent remainder and right of reversion.

We, Micheal S. Allen and Priscilla S. Allen, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, their heirs and

assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 23 July 1987.

Witness:

Janet Anderson
Sam Wyatt

Michael S. Allen (Seal)
Michael S. Allen

Priscilla S. Allen (Seal)
Priscilla S. Allen

State of Alabama)
County of Shelby)

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I, the undersigned notary public for the State of Alabama at Large, hereby certify that Micheal S. Allen and wife Priscilla S. Allen, whose names are signed to the foregoing conveyance, and who are (made) 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 23 July 1987.

James A. [Signature]
Notary public

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

1987 JUL 23 AM 8:58

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 55.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 61.00