

1964

WARRANTY DEED--JOINT TENANCY

1,000

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

Please send tax notice to:

Billy Wayne Allen
3100-D Carousel Ct
Hoover, AL 35236

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and in accordance with the terms of a will duly probated on April 12, 1988 in Shelby County, Alabama, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, the estate of Dorothy Irene Allen, by Lloyd Talmage Allen, Executor, of Rt 6, BX 186, Montevallo, AL 35115; and the estate of Jesse Allen, by Lloyd Talmage Allen, Executor, of Rt 6, BX 186, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Billy Wayne Allen a married man, and children Billy Shane Allen, an unmarried man, and Jessica Jean Allen, an unmarried woman, all of 3100-D Carousel Ct., Hoover, AL 35236 (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 containing 1.74 acres, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of $\$5$, Twp 22S, R3W, Shelby County, Alabama described as follows: Commence at the SE corner of said $\frac{1}{4}$ and run N 01°13'W along the E boundary 250.22 feet to the point of beginning; thence continue on the same line 899.53 feet to the intersection of the SE right of way of Shelby County Highway 17; thence run S 16°21'W along said right of way 130.30 feet; thence continue southwesterly along a curve to the right of said right of way subtended by a chord bearing S 20°02'W 352.30 feet; thence run S 21°42'23"E 477.15 feet to the point of beginning.

Marked as parcel F on a survey dated April 11, 1987 by Roger Moore, P L S Reg No. 13185.

The conveyed property formed part of the homestead of the grantors herein.

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.

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

In witness whereof, we have set our hands and seals, this 27 April 1988.

[Signature]
Bd. 196

Witness:

Steven Seaco

Steven Seaco

The estate of Dorothy Irene Allen
by Lloyd Talmage Allen (Seal) Executor

The estate of Dorothy Irene Allen,
by Lloyd Talmage Allen, Executor

The estate of Jesse Allen
by Lloyd Talmage Allen (Seal) Executor

The estate of Jesse Allen,
by Lloyd Talmage Allen, Executor

State of Alabama)

County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Lloyd Talmage Allen, as Executor of the estate of Dorothy Irene Allen; and Lloyd Talmage Allen, as Executor of the estate of Jesse Allen, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full power and authority to do so, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 April 1988.

Edna L. Seaco
Notary public

My Commission Expires September 16, 1991

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

88 APR 29 AM 8:00

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed tax	\$ <u>1.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>8.00</u>