

# WARRANTY DEED (Survivorship)

The State of Alabama, ~~Tallapoosa~~ **SHELBY** County

THIS INDENTURE, made and entered into on this the \_\_\_\_\_ day of May, 1989, by and between Terry Troy Allen and wife, Genye Layne Allen; Lois Allen, a widow; William E. Allen and wife, Annie Ruth Allen; Ronald Dene Allen and wife, Denise Allen parties of the first part, whether one or more, and Wanda Kiel and husband, William L. Kiel parties of the second part,

WITNESSETH: That for and in consideration of the sum of \_\_\_\_\_ Dollars  
One and NO/100 \_\_\_\_\_  
Tenny Troy and Co

One and NO/100

cash in hand paid by said parties of the second part unto said parties of the first part, Terry Troy and Genye Layne  
Allen, Lois Allen & William E. the receipt of which is hereby acknowledged, said parties of the first part have  
& Annie Ruth Allen Ronald Dene Allen and Denise Allen  
bargained and sold, and do by these presents, grant, bargain, sell, and convey unto said parties of the second part,  
Wanda Kiel her husband William L. Kiel  
and his wife

Wanda Kiel  
for 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 in said survivor, the following described real estate situated in ~~XXXXXXX~~ Talladega County, Alabama, to-wit:  
Shelby County

A 20 foot easement from the Southeast quarter of Section 22, Township 18 South, Range 2 East more particularly described as follows: From the Southeast corner of Section 22, Township 18 South, Range 2 East, Also being the point of beginning, run Northeasterly a distance of 1148.41 feet to an oak tree; thence, right  $47^{\circ}26'19''$  a distance of 48.10 feet to the West right-of-way of County Road No. 57; thence, left  $63^{\circ}45'09''$  a distance of 22.30 feet; thence, left  $116^{\circ}14'51''$  a distance of 66.75 feet; thence, left  $47^{\circ}26'19''$  a distance of 1135.07 feet; thence, left  $137^{\circ}53'11''$  a distance of 29.83 feet to the point of beginning of said easement.

TO HAVE AND TO HOLD said real estate, together with the tenements, hereditaments, and appurtenances thereunto belonging or otherwise appertaining, unto said parties of the second part, Wanda Kiel and William L. Kiel, 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 in said survivor, and to the heirs and assigns of such survivor in fee simple, forever.

And for the consideration aforesaid, said parties of the first part hereby covenant with said parties of the second part that they are lawfully seized of an indefeasible estate in fee simple in and to said real estate; that they have a good and lawful right to sell and convey the same; that same is free from any liens or encumbrances; \_\_\_\_\_

and that they will, and their heirs, executors, and administrators shall, forever warrant and defend the title to said real estate unto said parties of the second part, their heirs and assigns, from and against the lawful title, claims, and demands of any and all persons whomsoever.

IN WITNESS WHEREOF said parties of the first part have hereunto set their hands and affixed their seals, on this the day and year first hereinabove written.

Tommy Tracy Allen (L.S.)  
 George Wayne Allen (L.S.)  
 Fred Allen (L.S.)  
 William E. Allen (L.S.)  
 Annie Ruth Allen (L.S.)  
 Ronald Dore Allen (L.S.)  
 Dorise Allen (L.S.)

STATE OF ALABAMA, TALLADEGA COUNTY

I, Yvonne M. Clinkscales, a notary public in and for said county, in said state, hereby certify that Terry Troy Allen and wife, Genye Layne Allen whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he) (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 11th day of May, 19 89.

Yvonne M. Clinkscales  
A Notary Public

My Commission Expires 4/4/90

STATE OF ALABAMA, TALLADEGA COUNTY

I, Evelyn H. Walker, a notary public in and for said county, in said state, hereby certify that Lois Allen and William E. Allen and wife, Annie Ruth Allen whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he) (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15th day of May, 19 89.

Evelyn H. Walker  
A Notary Public

My Commission Expires August 29, 1989

State of Alabama, Shelby County

I, Evelyn H. Walker, a notary public in and for said county, in said state, hereby certify that Ronald Dene Allen and wife, Denise Allen whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he)(she)(they) executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15th day of May, 1989.

My Commission Expires: August 29, 1989

Evelyn H. Walker  
A Notary Public

The State of Alabama  
TALLADEGA COUNTY.  
Shelby

From  
Terry Troy Allen and wife, Genye Layne Allen  
Lois Allen  
William E. Allen and wife, Annie Ruth Allen  
To  
Wanda Kiel and husband William L. Kiel

WARRANTY DEED

THE STATE OF ALABAMA,  
TALLADEGA COUNTY.

I hereby certify that the within Deed was filed  
in this office for record

\_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded  
in Deed Record \_\_\_\_\_, page \_\_\_\_\_  
and examined.

Judge of Probate

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT WAS FILED

89 JUN 13 AM 9:49

Thomas R. Jones, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 1.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 7.00  
TOTAL 12.50