

SEND TAX NOTICE TO:

(Name) Charles S. Allen

Sandra D. Allen

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Rubie Vernon, an unremarried widow

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

Charles S. Allen and Sandra D. 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:

PARCEL I:

Lot No. 7 and the North Half of Lot No. 20, as per Map of Benson's Camp, on Waxahatchee Creek, which is recorded in Map Book 4, at Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

Also, an undivided one-third interest in the following described property, to-wit:

Commence at the Northwest corner of Lot 20, Benson's Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Alabama; thence Westerly along a projection of the North line of said Lot 20, 25.0 feet to a point; thence continue along last described course 9.40 feet to the water line of Waxahatchee Creek Slough; thence Southeasterly along said water line 36.16 feet, more or less, to a point on the West line of a dedicated street; thence Northerly along the West right of way line of said dedicated street 34.71 feet to the point of beginning.

Rubie Vernon is the surviving grantee in that certain deed recorded in Deed Book 259, Page 451, in Probate Office of Shelby County, Alabama; the other grantee, W. D. Vernon, Jr., having died on or about the 30 day of April, 1986.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 1st

day of December, 19 89.

WITNESS:

1. Deed Tax \$ 15.00

2. Mtg. Tax _____

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 21.50

STATE OF ALABAMA

SHELBY

COUNTY

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

89 DEC -4 AM 10:58

(Seal)

JUDGE OF PROBATE

Rubie Vernon
Rubie Vernon

(Seal)

(Seal)

(Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Rubie Vernon, an unremarried 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.

1st

December

89

Given under my hand and official seal this

day of

A. D., 19