

This instrument was prepared by
✓ **Mitchell A. Spears**
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

13

Send Tax Notice to:
(Name) Kenny E. Allen
(Address) P. O. Box 942
Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and 00/100, (\$9,000.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Marie M. Hurt, also known as Marie Hurt, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Kenny E. Allen and wife, Mary J. Allen

(herein referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 20, according to the Map of Ripple Creek Estates, Phase II, as recorded in Map Book 14, Page 39, in the Probate Office of Shelby County.

SUBJECT TO:

Rights, reservations and restrictions of record.
Mineral and mining rights.

Purchase Money First Mortgage to the United States of America, acting through the Farmers Home Administration, United State Department of Agriculture, in the sum of \$53,500.00.

23
303 Page
Book

1	Postage	9.00
2		4.50
3		3.00
		1.00
	Total	15.50

TO HAVE AND TO HOLD to the said GRANTEEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 26 day of July, 19 90.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED *Marie M. Hurt*
Marie M. Hurt

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marie M. Hurt 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.

Given under my hand and official seal this 26 day of July A.D. 19 90

Given under my hand and official seal this 26 day of July A.D. 19 90

8/93

Given under my hand and official seal this 26 day of July A.D. 19 90

Mitchell A. Spears