

This form furnished by:

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This instrument was prepared by:

(Name) MASON & FITZPATRICK, P.C.

(Address) 100 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:

(Name) Mr. Wesley Bernard Allen

(Address) 721 4th Street, S.W.

Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SEVEN THOUSAND AND NO/100ths (\$47,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Denise M. Owen, a single individual and Mildred L. Bolton, a single individual (herein referred to as grantors) do grant, bargain, sell and convey unto

Wesley Bernard Allen and wife, Sylvia Lannette 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:

A Part of Lot 4, according to the map and survey of Joseph's Subdivision, as recorded in Map Book 8, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the most Easterly corner of Lot 4, of Joseph's Subdivision, as recorded in Map Book 8, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama and run Southwesterly along the Southeasterly line of said Lot 4 for a distance of 92.94 feet; thence right 90 deg. 00 min. and run Northwesterly for a distance of 92.75 feet; thence right 90 deg. 17 min. 03 sec. and run Northeasterly for a distance of 92.94 feet; thence right 89 deg. 42 min. 57 sec. and run Southesterly for a distance of 92.29 feet to point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$47,881.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

NO TAX COLLECTED

1. Deed Tax	<u>0.00</u>
2. Deed Rec.	<u>0.00</u>
3. Deed Rec. Tax	<u>0.00</u>
4. Title Exam.	<u>0.00</u>
5. Title Exam. Tax	<u>0.00</u>
6. Notary Fee	<u>0.00</u>
Total	<u>0.00</u>

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BOOK 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, we have hereunto set our hand(s) and seal(s), this 5th day of April, 19 91.

WITNESS

STATE OF ALABAMA, SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR - 9 AM 9:44

(Seal)

(Seal)

(Seal)

Denise M. Owen (Seal)
Denise M. Owen

Mildred L. Bolton (Seal)
Mildred L. Bolton

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise M. Owen, a single individual & Mildred L. Bolton, a single individual whose name s are signed to the foregoing conveyance, and who are 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 5th day of April A.D. 19 91

Richard D. Park

23-93