

This instrument was prepared by

Send Tax Notice to:
Name: Joe Allen
Addr: 4060 Highway 10
Montevallo, AL 35115

(Name) A. Allen Ramsey, Heaps & Ramsey, P.C.

(Address) 1919 Morris Ave., Ste. 1300, Birmingham, AL 35203

Form 1-1-5 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$500.00

That in consideration of One and no/100 (\$1.00) and love and affection DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe Allen and wife, Mary R. Allen

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

Joe M. Allen and wife, Mary R. Allen

(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:

Parcel No. 2

A parcel of land containing 4.433 acres, located in the NW1/4 of the NW1/4 of the SW1/4 of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section and run South 89 degrees 59 minutes 20 seconds West along the South boundary 438.6 feet to the intersection of the centerline of Shelby County Highway No. 10; thence run North 24 degrees East along said centerline 116.29 feet; thence run North 27 degrees 26 minutes 25 seconds East along said centerline 325.70 feet; thence run North 18 degrees 57 minutes 05 seconds East along said centerline 179.54 feet; thence run North 10 degrees 22 minutes 16 seconds East along said centerline 100.20 feet to the intersection of the North Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 89 degrees 49 minutes 27 seconds East along said boundary 178.64 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 01 degrees 12 minutes 08 seconds West along said boundary 663.18 feet to the point of beginning, subject to the right of way of aforementioned highway.

Joe Allen and Joe M. Allen are one and the same person as the grantee in that certian deed dated 1/24/89 and recorded in Book 223 at Page 731 in the Office of the Judge of Probate of Shelby County, Alabama.

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 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 day of 19

WITNESS:

Robert M. Allen (Seal)
Dorothy Z. Allen (Seal)
(Seal)

Joe M. Allen (Seal)
Mary R. Allen (Seal)
Mary R. Allen (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe M. Allen and wife, Mary R. Allen 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 6th day of May, A. D., 1992

Ernest R. Shepton
Notary Public.

1-16-95

05/06/1992-7449
08:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD