

SEND TAX NOTICE TO:

(Name) David R. Allen

(Address) 1406 Applegate Drive
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) 100 Concourse Parkway Suite 350

Birmingham, Alabama 35244

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, \$48,500.00

That in consideration of FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100THS-----DOLLARS

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

Kenneth Dale Minyard and wife, Peggy Sue Minyard

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

David R. Allen and wife, Lisa R. 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:

Lot 24, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10 Page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, together with all of the rights, privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real 65 Page 201 in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of covenants, Conditions, and Restrictions of Applegate Townhouse, as recorded in Real 63 Page 634 in said Probate Office; being situated in Shelby County, Alabama.

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

\$49,045.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst. # 1992-18755

09/02/1992-18755
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.85

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, WE have hereunto set OUR hand(s) and seal(s), this 27th day of August, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth Dale Minyard (Seal)
Peggy Sue Minyard (Seal)
Peggy Sue Minyard (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Dale Minyard and wife, Peggy Sue Minyard whose name 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 COURTNEY H. MASON, JR. day of August, A.D., 19 92
MY COMMISSION EXPIRES 3-5-95

Notary Public.