

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Shirley E. Allen, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James R. Allen and Kimberly D. Allen

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East; thence proceed West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 200.68 feet to the point of beginning. From the point of beginning continue West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 471.75 feet; thence turn an angle of 90 deg. to the right and proceed North for a distance of 190 feet; thence turn an angle of 90 deg. to the left and proceed West for a distance of 140 feet; thence turn an angle of 90 deg. to the right and proceed North for a distance of 378.75 feet; thence turn an angle of 92 deg. 19 min. to the right and proceed East for a distance of 527.58 feet; thence turn an angle of 87 deg. 43 min. to the right and proceed South for a distance of 135 feet; thence turn an angle of 92 deg. 17 min. to the left and proceed East for a distance of 85 feet; thence turn an angle of 87 deg. 43 min. to the right and proceed South for a distance of 408.99 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East and contains 6.8 acres.

Grantor warrants that J. R. Allen is deceased, having died on

Grantees' address:

97 Lakeview Circle

Harpersville, Alabama 35078

09/22/1994-28959
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of September, 19 94.

(SEAL)

Shirley E. Allen
Shirley E. Allen

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Shirley E. Allen, a widow

a Notary Public in and for said County,

Whose name(s) 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 21st day of September, A.D. 19 94.

Eva D. Mooney
Notary Public

Inst # 1994-28959