

\$ 500.00

## State of Alabama

SHELBY County

Know All Men By These Presents,

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

to the undersigned grantor William Eugene Allen and wife, Annie Ruth Allen

in hand paid by Donald Gene Allen and wife, Elizabeth Darlene Allen

the receipt whereof is acknowledged by the said William Eugene Allen and wife, Annie Ruth Allen

do hereby grant, bargain, sell and convey unto the said Donald Gene Allen and wife, Elizabeth Darlene Allen

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 23, Township 18, Range 2 East more particularly described as follows:

Begin at the NE corner of a 2 acre parcel situated in the Southwest corner of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 23 lying West of Kendricks Mill Road, as designated in that deed from J. Herbert Seale and wife, Gertrude Seale, to R. H. Allen recorded in Deed Book 115 at page 510, Office of Judge of Probate of Shelby County, Alabama, and thence run Southwest, measured along the West line of the Kendricks Mill Road a distance of 420 feet, to the Southeast corner of a parcel heretofore conveyed Terry Troy Allen and wife, Genye Layne Allen, which is the point of beginning of the parcel herein described; thence run West, parallel with the North line of said 2 acre parcel, and along the South line of said Terry Troy Allen and Genye Layne Allen parcel a distance of 420 feet to the Southwest corner of said Terry Troy Allen and Genye Layne Allen parcel; thence run Southwesterly, parallel with the West line of Kendricks Mill Road, a distance of 420 feet; thence run Easterly a distance of 420 feet to a point on the West line of said Kendricks Mill Road which is 420 feet Southwest (measured along the West line of said road) of the point of beginning; thence run Northeasterly along the West line of said Kendricks Mill Road a distance of 420 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Donald Gene Allen and wife, Elizabeth Darlene Allen

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,

this 29th day of July, 1994

WITNESSES:

*Evelyn H. Walker*

*William Eugene Allen* (Seal.)

*Annie Ruth Allen* (Seal.)

07/07/1995-17796  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDE MCD 11.30

Donald Allen  
2015 Hwy 37  
Vineyard AL 35178

Inst # 1995-17796

William Eugene Allen and wife

Annie Ruth Allen

TO

Donald Gene Allen and wife

Elizabeth Darlene Allen

## WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the  
day of 19  
at o'clock M, and was duly re-  
corded in Volume of Deeds  
at page, and examined.

Judge of Probate.

State of ALABAMA

SHELBY COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State,  
hereby certify that William Eugene Allen  
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, has executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July 19 94 .

*Evelyn H. Walker* As Notary Public  
My Commission expires August 30, 1997

State of ALABAMA

SHELBY COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State,  
do hereby certify that on the 29th day of July, 19 94, came before me  
the within named Annie Ruth Allen known to me  
to be the wife of the within named William Eugene Allen who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the 29th day of July 19 94 .

*Evelyn H. Walker* As Notary Public  
My Commission expires August 30, 1997

Inst # 1995-17796

07/07/1995-17796  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 11.50