

9,000

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Shannon Allen and wife Sheila Allen
✓ 132 North Street
Centreville, AL 35042

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of ten dollars, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Micheal S Allen, of 7415 Hwy 155, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Shannon Allen and wife Sheila Allen, of 132 North Street, Centreville, AL 35042 (herein referred to as grantees) for and during their joint lives and upon the death of any 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:

Lot 60, according to a map of Indian Highlands 3d Addition, as drawn by James A Riggins on 13 September 1974, approved by the Montevallo Planning Commission on September 19, 1974, and recorded on September 24, 1974 at map book 6, page 28 of the Shelby County Probate Records.

Source of title: A warranty deed from Vic-San, Inc, executed 20 December 1995.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any 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

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002 MCD 20.00

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remainder and right of reversion.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 21 February 1996.

Witness:

Steven Sears

Micheal S Allen (Seal)
Micheal S Allen

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Micheal S Allen, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 February 1996.

Edna Lajoie Cecil
Notary public

MY COMMISSION EXPIRES ON OCTOBER 13, 1999

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