

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly, Attorneys
(Address) 2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND no/100*****(\$500.00) DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Michael S. Allen, a single man
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Michael S. Allen and Joe A. Killingsworth
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth
in full herein for the complete legal description of the property being
conveyed by this instrument.

This deed was prepared with information supplied by the Grantor and Grantees
herein and relied upon by John R. Holliman. The parties agree no title
search was performed.

Inst # 1996-17830

Inst # 1996-17830

06/03/1996-17830
03:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 RCD 14.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors
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 28th
day of July, 19 95.

(Seal)

(Seal)

(Seal)

Michael S. Allen
Michael S. Allen

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Michael S. Allen, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of July, 19 95.

August 1, 1998
My Commission Expires:

Joe A. Killingsworth
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

Before me, the undersigned authority in and for said County and State personally appeared Joe Killingsworth who is known to me and who first being duly sworn, deposes and says as follows:

My name is Joe Killingsworth and I have provided approximately \$18645.00 in improvements to the property described on the attached Exhibit A. Further, I have color of title and intend to pursue my claim for the improvements.

In Witness Whereof, I have unto set my hand and seal on this the day of 1996.

Joe Killingsworth
Affiant

Sworn to and subscribed before me
this the 3rd day of June 1996.

Brenda H. Clayton
Notary Public

MY COMMISSION EXPIRES APRIL 27, 1997

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, and in the SW 1/4 of the SW 1/4 of Section 20, Township 22 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

PARCEL "A"

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 20, Township 22 South, Range 3 West; thence S 4deg-28'-43" W along the westerly boundary of said section a distance of 57.65' to the POINT OF BEGINNING; thence S 83deg-27'-30" E a distance of 322.07'; thence S 4deg-33'-31" W a distance of 1265.17' to a point on the northerly right-of-way line of Shelby County Highway No. 204 (80' R.O.W.); thence N 84deg-11'-24" W along said right-of-way line a distance of 290.07'; thence N 4deg-33'-31" E and leaving said right-of-way a distance of 414.44'; thence N 85deg-26'-29" W a distance of 292.58'; thence N 4deg-15'-25" E a distance of 656.26'; thence S 83deg-20'-35" E a distance of 208.53'; thence N 4deg-43'-55" E a distance of 208.83'; thence S 83deg-27'-30" E a distance of 55.17' to the Point of Beginning.

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, and in the SW 1/4 of the SW 1/4 of Section 20, Township 22 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

PARCEL "B"

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 20, Township 22 South, Range 3 West; thence S 4deg-28'-43" W along the westerly boundary of said section a distance of 57.65'; thence N 83deg-27'-30" W a distance of 55.17'; thence S 4deg-43'-55" E a distance of 208.83'; thence N 83deg-20'-35" W a distance of 208.53'; thence S 4deg-15'-25" W a distance of 656.26' to the POINT OF BEGINNING; thence S 4deg-15'-25" W a distance of 255.17'; thence S 24deg-32'-25" W a distance of 161.43' to a point on the northerly right-of-way line of Shelby County Highway No. 204 (80' R.O.W.); thence S 84deg-11'-24" E along said right-of-way line a distance of 346.48'; thence N 4deg-33'-31" E and leaving said right-of-way a distance of 414.44'; thence N 85deg-26'-29" W a distance of 292.58' to the Point of Beginning.

Inst # 1996-17830

06/03/1996-17830
03:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00