

Send Tax Notice To:  
Brian K. Allen  
522 Highway 22  
Montevallo, Alabama 35115  
PID#

Inst # 1996-20924

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of  
**Eighty-Five Thousand Seven Hundred and 00/100 (\$85,700.00)**

**to the undersigned Grantor Wright Homes, Inc. a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto**

**Brian K. Allen and Gleans Carol Allen**

(herein referred to as Grantees), for and during their joint lives and upon the death of either 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:**

**Reference attached Exhibit A legal description made a part hereof and incorporated by reference.**

\$69,700.00 of the above stated consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

This conveyance is made subject to ad valorem taxes for 1996, said taxes being a lien but not due and payable until October 1, 1996 and further subject to easements, covenants and restrictions, building lines, wight of way(s), limitations and agreements as the same are filed of record in said Probate Office. Further, mineral and mining rights and all rights incident thereto including release of damages are excepted.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns

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SHELBY COUNTY CLERK OF COURSE  
003 MEL 29.50

forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this 17th day of **May, 1996**.

**Wright Homes, Inc.**

  
**Richard A. Wright, President**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Wright** and whose name as **President of Wright Homes, Inc.**, a corporation, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 17th day of **May, 1996**.

  
Notary Public  
My commission expires: 01/24/99

96089B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

EXHIBIT A  
LEGAL DESCRIPTION

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Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama and thence run southerly along the east line of said Section 1 a distance of 413.66 feet to the point of beginning of the property being described; thence continue along the last described course for a distance of 234.04 feet to a point; thence turn an angle to the right of 91 degrees 00 minutes 09 seconds and run westerly for a distance of 102.35 feet to a point; thence turn an angle to the right of 79 degrees 06 minutes 52 seconds and run northwesterly for a distance of 238.29 feet to a point; thence turn an angle to the right of 100 degrees 53 minutes 08 seconds and run easterly for a distance of 143.26 feet to the point of beginning.

A non-exclusive 30.00 foot wide easement for access to this property as show on the plat and described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama and run thence southerly along the east line of said 1/4-1/4 a distance of 413.66 feet to a point; thence turn an angle to the right of 91 degrees 00 minutes 09 seconds and run westerly for a distance of 143.26 feet to the point of beginning of the easement being described; thence continue along the last described course 172.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run southerly for a distance of 30.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run easterly for a distance of 177.77 feet to a point; thence turn an angle to the left of 100 degrees 53 minutes 08 seconds and run northwesterly 30.55 feet to the point of beginning and the end of said easement.

Together with a non-exclusive easement for ingress and egress:

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter a distance of 443.66 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run westerly 30 feet south of and parallel with the north line of the Allen Property located in said quarter-quarter a distance of 315.26 feet to a point on the west boundary line of the Allen Property and the point of beginning on the centerline of the easement being described; thence continue along last described course a distance of 15.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds for a distance of 215.13 feet to the intersection of easement centerline and the south right of way line of Shelby County Highway #22, and the end of the proposed easement. Said easement being fifteen feet on each side of just described centerline.

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SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 29.50