

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

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, AL 35115

Send Tax Notice to: Donald Ray Allen and
(Name) Rosemary Allen
(Address) 89 Hwy. 255
MONTEVALLO, AL 35115
MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joyce Haynie, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Ray Allen and wife, Rosemary 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, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the northeast corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter section a distance of 150.00' to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 160.00' to a steel rebar corner; thence turn a deflection angle of 79 degrees 54 minutes 47 seconds to the left and run thence south-southwesterly a distance of 199.59' to a steel rebar corner; thence turn a deflection angle of 99 degrees 55 minutes 29 seconds to the left and run easterly a distance of 143.17' to a steel rebar corner; thence turn a deflection angle of 75 degrees 25 minutes 40 seconds to the left and run north-northeasterly a distance of 203.60' to the point of beginning, as per the survey of Joseph E. Conn, Jr. of Survconn, Alabama PLS#9049, dated July 10, 1996, File No. 7-10-1996-2-J.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Any and all agreements, easements, rights of way, restrictions, conditions and/or limitations of probated record and/or applicable law.

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 for such survivor forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of July, 19 96.

WITNESS

(Seal) Joyce Haynie (Seal)

(Seal) Joyce Haynie (Seal)

(Seal) _____ (Seal)

07/30/1996-24569
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment 001 NC3 9.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joyce Haynie

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July A.D. 19 96

My Commission Expires: 5/17/99

L. Nichelle L. Adams
Notary Public

1996-24569