

his instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

WILLIAM R. GREGORY, JR.

(Name) 3150 HIGHWAY 52 WEST
 PELHAM, AL 35124

(Name) 1326 APPLGATE DRIVE
 ALABASTER, AL 35007

(Address)

(Address)

VARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THREE THOUSAND AND NO/100-----(\$63,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ARTHUR WAYNE ALLEN and wife, LORI M. GRIFFIN ALLEN

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

WILLIAM R. GREGORY, JR. and wife, NANCY M. GREGORY

herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama, to-wit:

Lot 39, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, as recorded in Real 63, Page 634, in said Probate Office.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$50,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

LORI M. GRIFFIN ALLEN IS ONE AND THE SAME PERSON AS LORI M. GRIFFIN.

TO HAVE AND TO HOLD, to the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 1st day of OCTOBER, 19 96.

(Seal)

Arthur Wayne Allen
 ARTHUR WAYNE ALLEN

(Seal)

(Seal)

Lori M. Griffin Allen
 LORI M. GRIFFIN ALLEN

(Seal)

STATE OF ALABAMA
 COUNTY OF SHELBY

10/04/1996-33109
 01:11 PM CERTIFIED
 GENERAL COUNTY JUDGE OF PROBATE
 JUDICIAL NO. 8121.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ARTHUR WAYNE ALLEN & wife, LORI M. GRIFFIN ALLEN whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of OCTOBER, 19 96.

Stanley E. Chad
 Notary Public

Inst # 1996-33109