

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: **Michael S. Allen**

(Name)

(Address)

7415 Hwy. 155

Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

ONE DOLLAR, (\$1.00) and other good and valuable consideration

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

L. Spencer Shaw and wife, Connie C. Shaw

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael S. Allen

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Also, an easement for ingress, egress and utilities, located in Section 15, Township 22 South, Range 3 West, more particularly described as follows:

From the Northwest corner of Parcel I hereinabove described, proceed Easterly 260.21 feet along the North boundaries of the herein described Parcels I and II to the Northeast corner of said Parcel II; thence turn left and proceed Northerly along a line which is coexistent with the East line of said Parcel II of 60 feet, more or less, to the North boundary of Ute Street; thence turn left and run a distance of 260.21 feet, more or less along the North boundary of said Ute Street; thence turn left and run Southerly for 60 feet, more or less, along a line which is coexistent with the West line of said Parcel I, back to the point of beginning, all being located within Shelby County, Alabama, according to the surveys of Joseph E. Conn, Jr., dated October 15, 1996.

THIS IS DESIGNATED AS A NON-EXCLUSIVE EASEMENT.

11/12/1996-37441
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT MCD 9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs 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, 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 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 grantee, his, her or their heirs 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 1st
day of November, 19 96

(Seal)

(Seal)

(Seal)

L. Spencer Shaw
L. Spencer Shaw
Connie C. Shaw
Connie C. Shaw

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that **L. Spencer Shaw and wife, Connie C. Shaw**

a Notary Public in and for said County,

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 1st day of November, 19 96

5-11-99

My Commission Expires:

L. Spencer Shaw
Notary Public

Inst # 1996-37441