

## This instrument was prepared by:

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

## Send Tax Notice to:

(Name) Rita C. Blocker  
(Address) 744 Camp Branch Circle  
Alabaster, AL 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Five Hundred and no/100----- DOLLARS

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

Walter J. Allen, Jr. and wife, Janice R. Reed Allen  
(herein referred to as grantors), do grant, bargain, sell and convey untoRita C. Blocker and husband, Anthony O. Blocker  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated inShelby 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.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 92,625.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DORIS MCD 16.00

TO HAVE AND TO HOLD, unto 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 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 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, we have hereunto set our hand(s) and seal(s) this 8th day of May, 19 97.

## WITNESS

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)Walter J. Allen, Jr. (Seal)  
Walter J. Allen, Jr.\_\_\_\_\_  
(Seal)Janice R. Reed Allen (Seal)  
Janice R. Reed Allen

## 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 Walter J. Allen, Jr. and wife, Janice R. Reed Allen, whose names 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 8th day of May, A.D., 19 97.My Commission Expires: 8-29-98

Notary Public

Inst. # 1997-14839

Exhibit "A"

I, Robert C. Farmer, a Professional Land Surveyor, in the State of AI (Reg # 14720), do hereby certify this to be a true and correct plat or map of a parcel of land located in the SW 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West and being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West and run easterly along the south boundary line of said section 9 a distance of 651.4 feet to an iron marker; thence turn an angle of 90 deg-00' to the left and run northerly a distance of 200' to an iron marker; thence turn an angle of 29 deg-44' to the right and run northeasterly a distance of 180.0' to an iron marker, THE POINT OF BEGINNING; thence continue along the last described course a distance of 155.0' to an iron marker; thence turn an angle of 113 deg-40' to the left and run northwesterly a distance of 288.4' to an iron set on the east side of Camp Branch Circle; thence left 104 deg-51' along the chord of a curve to the left of said road a distance of 158.3 feet to an iron marker; thence run southeasterly a distance of 260.00 feet to the Point of Beginning.

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