

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Horace J. Allen

name

2344 Chandabrook Drive

address

Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$128,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William G. Roden and wife, Lynne Curtis Roden

(herein referred to as grantors) do grant, bargain, sell and convey unto Horace J. Allen and wife, Laurie J. Allen

(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 319, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, page 50, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997.

Subject to restrictions or covenants, building line, agreement with Alabama Power Company, and restrictions regarding Alabama Power Company, of record.

Subject to restrictions as shown by recorded Map.

Grantors make no warranty of title as to mineral and mining rights.

\$ 114,300.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Lynne Curtis Roden and Lynne C. Roden is one and the same person.

09/03/1997-28139
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 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 29th day of August, 19 97.

(Seal)

(Seal)

(Seal)

William G. Roden by
Lynne C. Roden, Attorney in Fact (Seal)
Lynne Curtis Roden (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Lynne Curtis Roden 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 29th day of August, A.D., 19 97

*both individually and in her capacity as Attorney in Fact for William G. Roden

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/98

Inst # 1997-28139