

Inst # 1998-17487

This does not constitute  
homestead for grantor

STATE OF ALABAMA     )  
                              )  
SHELBY COUNTY         )

WARRANTY DEED

Send tax notice to:  
Ann R. Helms

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty-one Thousand Dollars and 00/100 dollars (\$21,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael S. Allen, a single person, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Ann R. Helms, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the survey of Fairview, recorded in Map Book 22, Page 135 in the Probate Office of Shelby County, Alabama.

Grantor reserves the first right of refusal to purchase said property at the above stated price.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 11 of May, 1998, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Michael S. Allen (L.S.)

\_\_\_\_\_ (L.S.)

\_\_\_\_\_ (L.S.)

STATE OF ALABAMA     )  
                              )  
SHELBY COUNTY         )

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s), Michael S. Allen, which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of May, 1998.

Chris Smitherman  
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
831 ISLAND STREET  
MONTEVALLO, ALABAMA 35115

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05/13/1998-17487  
09:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCB 29.50