

This property doesn't  
constitute homestead  
for grantor.

send tax notice to:

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Seven Thousand Nine Hundred Seven Dollars and no/100 (\$127,900.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Michael S. Allen, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto James P. and Alice C. Coleman, husband and wife, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them 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 16 according to the Fairview Subdivision as recorded in the Office of Probate Judge for Shelby County, Alabama, in Plat Book 22, Page 135 and otherwise known as 160 Fairview Lane, Montevallo, Alabama 35115.

This survey is taken in its entirety from the survey done May 22, 1998 by RC Farmer, Reg. No. 14720.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 28 day of May, 1998 at 831 Island Street, Montevallo, Alabama.

GRANTORS

Michael S. Allen (L.S.)

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

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Christopher R. Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) 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 28 day of May, 1998.

Christopher R. Smitherman  
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
831 ISLAND STREET  
MONTEVALLO, AL 35115  
(205) 663-4357

06/04/1998-20594  
11:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 6MA 34.50

Inst # 1998-20594