

933-0050

500-2

✓ Send tax notice to:
Tim and Cindy Allen
170 Brookside Lane
Vandiver, AL 35176

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**
) **JOINT TENANCY WITH RIGHT OF**
) **SURVIVORSHIP**

****Title not examined****

****Legal description provided by grantor and grantees****

KNOW ALL MEN BY THESE PRESENTS, that and for the consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **that Danny George Adams, (Grantor) hereinafter called "Party of the First Part", do hereby GRANT, BARGAIN, SELL AND CONVEY unto, Tim Allen and his wife Cindy Allen, (Grantees) hereinafter called "Party of the Second Part", the following described real estate, situated in Shelby County, Alabama, to wit:**

Commence at the Southwest corner of the S ½ of the NW ¼ of the NE ¼, Sec. 12 T-18-S, R-1-E, thence run North along the West line of said S ½ a distance of 298.14 feet to the point of beginning; thence continue along said West line a distance of 139.07 feet; thence turn an angle of 90 deg. 02 min. 22 sec. to the right and run a distance of 974.81 feet; thence turn an angle of 89 deg. 57 min. 38 sec. to the right and run a distance of 139.03 feet; thence turn an angle of 90 deg. 02 min. 15 sec. to the right and run a distance of 974.81 feet to the point of beginning. Situated in the S ½ of the NW ¼ of the NE ¼, Sec. 12, T-18-S, R-1-E, Huntsville Meridian, Shelby County, Alabama.

Subject to the rights of persons entitled to use easement executed by Robert Leo Adams, Iver Christine Adams (husband and wife) and Ethel Sams Dockery, a widow, to Danny George Adams, Clarence Edward Adams and wife, Jane Madeline Adams, and Ethel Louise Howard and husband, Danny O'Neal Howard on the 26th day of November, 1974, if same crosses subject land.

Said lands being situated in Shelby County, Alabama.

No part of the above describe lands constitute the homestead of the grantor or the grantor's spouse.

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

02/01/1999-04271
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 11:50

Inst # 1999-04271

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

IN WITNESS WHEREOF, the Party of the First Part has executed this deed and affixed the seal of the Party of the First Part thereto on this the _____ day of _____, 1998, A.D., Shelby County, Alabama.

PARTY OF THE FIRST PART:

Jim Allen (L.S.)

STATE OF ALABAMA)

) **ACKNOWLEDGMENT**

SHELBY COUNTY)

I, Danny George Adams, a Notary Public, hereby certify that Danny George Adams, whose name is signed to the foregoing Warranty Deed With Joint Right of Survivorship, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of February, 1998.

Dean Brasher

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 1, 1999

THIS INSTRUMENT PREPARED BY:

Bain & Stevens, A Professional Corporation
218 19th Street South
Pell City, Alabama 35128

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