

This instrument was prepared by:
Todd H. Barksdale, P.C.
13 Office Park Circle, Suite 19
Birmingham, AL 35223

Send Tax Notice To:
Gregory F. Allen
3336 Sunny Meadows Ct
Birmingham, AL 35242

GENERAL WARRANTY DEED-Joint Tenants with Rights of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

} **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **One Hundred Sixty Three Thousand, Five Hundred Dollars (\$163,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,
Sandy J. Syx and his wife, Dori K. Syx

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto
Gregory F. Allen and Cindy H. Allen

(herein referred to as Grantee) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder of right of reversion, the following described real estate, situated in **SHELBY County, Alabama** to wit:

Lot 9, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, page 1 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

\$155,325.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE for their joint lives as joint tenants as stated above, and his/her heirs, successors and assigns forever.

And said GRANTOR does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE, his/her successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid, and that he will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereto set their signature this the 30th day of March, 1999.

GRANTOR(S):



Sandy J. Syx (Seal)



Dori K. Syx (Seal)

STATE OF Alabama }
COUNTY OF Jefferson }

I, Todd H. Barksdale, a Notary Public in and for the County of Jefferson and the State of Alabama, hereby certify that, **Dori K. Syx and Sandy J. Syx**, whose name is signed to the foregoing conveyance, and who is known to me, personally appeared before me on this day and being informed of the contents of this deed, acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of March, 1999.

My Commission expires: 2/20/01



Notary Public

04/05/1999-14074
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 16.50

1999-14074