

This property does not constitute homestead for grantor. This deed is prepared without evidence of title.

Send Tax Notice:  
Michael Shane Allen, Jr.

820 Hwy 54  
Montevallo AL 35115

STATE OF ALABAMA )

WARRANTY DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifteen Thousand and 00/100 dollars (\$15,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael Allen a/k/a Michael S. Allen** a married person, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Michael Shane Allen, Jr.**, 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 20 of the Canterbury Estates, First Addition as recorded at Map Book 16 Page 67 in the Office of Probate Judge of Shelby County, Alabama.**

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 9 of April, 1999, at 831 Island Street, Montevallo, Alabama

GRANTOR



(L S )

Michael Allen


STATE OF ALABAMA )

ACKNOWLEDGMENT

SHELBY COUNTY )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael Allen, which is signed to the foregoing Warranty Deed, who is 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 9 day of April, 1999



NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:  
LAW OFFICES OF CHRISTOPHER R. SMITHERMAN  
POST OFFICE BOX 261  
831 ISLAND STREET  
MONTEVALLO, ALABAMA 35115  
(205) 665-4357

Inst # 1999-17270

04/23/1999-17270  
02:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.50