

This property is not homestead
for the Grantor.

Send Tax Notice:
Steven D. Allen
170 Jennifers Cove
Montevallo, AL 35115

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 Five Hundred Dollars and no/100 (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Gerald W. Boothe, a married person, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Steven D. Allen and his wife Mary Elizabeth Allen 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:

Block 145 Dunstan's Map of Calera, except the North 150 feet of the west 150 feet, Section 16, Township 22 South, Range 2 West.

LESS AND EXCEPT THE FOLLOWING: Commence at the Southwest corner of Block 145, Dunstan's Map of Calera, said point being the point of beginning; thence run easterly along south line of said Block 145, a distance of 100 feet; thence run in a northerly direction parallel to the West line of said Block 145, a distance of 100 feet; thence run in a westerly direction parallel to the south line of said Block 145, a distance of 100 feet to a point on the west line of said Block 145, also being on the east right of way of L & N Railroad; thence run southerly along said west line of said Block 145, a distance of 100 feet, more or less, to the point of beginning.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

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 Grantor has executed this Deed and set the seal of the Grantors thereto on this date the 30th day of April, 1999 at 831 Island Street, Montevallo, Alabama 35115.

GRANTOR

Gerald W. Boothe (L.S.)
Gerald W. Boothe

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Sutherman, a Notary Public for the State at Large, hereby certify that the above posted name Gerald W. Booth 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 executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of April, 1999.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SUTHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

05/04/1999-18576
12:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 9.00

Inst # 1999-18576