

✓ Prepared by and return to:  
MATTHEW T. KNIGHT  
3 OFFICE PARK CIRCLE STE 105  
BIRMINGHAM, AL 35223  
File #: ALLEN  
Parcel I.D.#: 13-1-12-2-001-074

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of TEN DOLLARS to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, RONNIE K. GREEN AND ROSEMARY R. GREEN, HUSBAND AND WIFE, (herein referred to as "Grantor"), grants, bargains, sells and conveys unto SUSAN V. ALLEN, A SINGLE WOMAN (herein referred to as "Grantee"), 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 7, IN BLOCK 2, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to: 1. all restrictions, covenants, rights of ways and easements of record; 2. all mineral and mining rights are excepted.

**TO HAVE AND TO HOLD**, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, The grantor has executed this conveyance, this 13th day of OCTOBER, 1999.

(SEAL) Ronnie K. Green

(SEAL) Rosemary R. Green

STATE OF ALABAMA

COUNTY OF: SHELBY

I, the undersigned, a Notary Public in and for said county in said State hereby that  
RONNIE K. GREEN AND ROSEMARY R. GREEN  
whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 13th day of OCTOBER, 1999.

Notary Public

My Commission expires

Notary Public, Alabama State at Large  
My Commission Expires March 2, 2003

Inst # 1999-45231

11/02/1999-45231  
01:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HHS 9.30