

SEND TAX NOTICE TO:

(Name) ✓ Ronnie Allen

(Address) 865 Hwy 270

Maylene AL 35114

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1.5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seven Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas L. Rogers and wife, Martha J. Rogers

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronnie Allen and Peggy Allen

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

PARCEL A

Commence at the SW corner of SE ¼ of SW ¼ of Section 8, Township 21 South, Range 3 West; thence run North along the West line of said ¼ - ¼ 225.14 feet to an old ½ inch rebar on the North R.O.W. of Southern Railroad, said point being on a curve to the left having a Radius of 888.091 feet; thence an azimuth of 8 deg. 07 min. 37 sec. Northeasterly along the East line of Parcel E and D 237.67 feet; thence an azimuth of 90 deg. 40 min. Easterly 147.98 feet; thence an azimuth of 179 deg. 40 min. 26 sec. Southerly 277.00 feet to the Northerly R.O.W. of said Southern R.R., said point being on a curve to the right, and said curve having a Central Angle of 12 deg. 08 min. 28 sec. and a Radius of 888.91 feet; thence an azimuth of 282 deg. 45 min. Northwesterly along a chord 187.93 feet to the point of beginning, containing 1.0 acres.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in the whole shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 15th day of February, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas L. Rogers (Seal)
Thomas L. Rogers

Martha J. Rogers (Seal)
Martha J. Rogers

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Rogers and Martha J. Rogers whose name s are are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, A.D., 2000

Carla Redman

Notary Public.

Inst # 2000-05226

02/18/2000-05226
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9:50
084 NWS