

Send Tax Notice To:

Sunny R. Clowdus
4812 Caldwell Mill Road
Birmingham, Alabama 35242-4424
PID# 10-2-03-0-001-038.009

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Ten and 00/100 (\$10.00)

Dollars in hand paid to **Ronald Lynn Allman**, as the **Executor/Personal Representative** of

Estate of John Lawrence Allman, and Ronald Lynn Allman, a married man

(herein referred to as Grantor whetere one or more) by the Grantee herein, the receipt whereof is acknowledged, that said Executor/Personal Representative, under his/her/their power as granted in that certain Will probated under Probate Case No. 38-227, does hereby grant, bargain, sell and convey unto

Sunny R. Clowdus and Cynthia Lea Clowdus

(herein referred to as 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:

An undivided One-half (1/2) interest in the following described parcel:

Lot 1, according to the Amended Map of Brentwood Estates recorded in Map Book 7, Page 171, in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2000 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

The property described and conveyed herein does not constitute the homestead of the Grantor, Ronald Lynn Allman, nor his spouse.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then to the heirs and assigns of the GRANTEES herein as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 2000-15679

05/11/2000-15679
1145 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUE 11:00

IN WITNESS WHEREOF, Ronald Lynn Allman, the Executor/Personal Representative of Estate of John Lawrence Allman, who is authorized to execute this conveyance, and Ronald Lynn Allman have hereto set their signatures and seals this 9th day of May, 2000.

Estate of John Lawrence Allman

By: Ronald Lynn Allman
Ronald Lynn Allman, Executor/Personal Representative

Ronald Lynn Allman
Ronald Lynn Allman

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald Lynn Allman** whose name as **Executor/Personal Representative of Estate of John Lawrence Allman**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such executor/executrix and with full authority executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal, this 9th day of May, 2000.

(SEAL)

W. Russell Beale, Jr.
Notary Public
My commission expires: 09/21/02

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald Lynn Allman, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this 9th day of May, 2000.

(SEAL)

W. Russell Beale, Jr.
Notary Public
My commission expires: 09/21/02

FILE NO.: 00024RB

THIS INSTRUMENT PREPARED BY:
W. Russell Beale, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
3200 Loma Road
Birmingham, Alabama 35216
(205) 822-6100

Inst # 2000-15679

05/11/2000-15679
11:45 AM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE

002 000 170.00