

This property does not constitute homestead for grantor.

Sed Tax Notice:
Michael S. Allen
7415 Highway 155
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 ~~Twenty-One Thousand Dollars & 00/100 dollars (\$21,000.00)~~ and other good and valuable considerations that for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ann R. Helms, single person, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Michael S. Allen, a single person, 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 17, according to the survey of Fairview, recorded in Map Book 22, Page 135 in the Probate Office of Shelby County

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 26th of June, 1999, at 831 Island Street, Alabama.

GRANTOR

 (L.S.)
Ann R. Helms

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Elizabeth L. Stephens, a Notary Public for the State at Large, hereby certify that the above posted name, Ann R. Helms, which is signed to the foregoing Warranty Deed, who is(are) 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 26th day of June, 1999.


NOTARY PUBLIC
My Commission Expires: 12.11.99

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

Inst # 2000-21521

06/28/2000-21521
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 25.50