



SEND TAX NOTICE TO:

Jeffrey S. Donald
101 Fairview Lane
Montevallo, Alabama 35115

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Brown & Battles, LLC.

(Address) 3150 Hwy 52 West, Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifteen thousand and NO/100 (\$115,000.00)\*\*\*\*\* DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy G. Allen and Lois N. Allen, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Jeffrey S. Donald and Ameer B. Donald, husband and wife

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

Lot 52, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$109,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 2000-23924

07/17/2000-23924
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 14.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 30th day of June, 2000.

WITNESS:

Signatures of Billy G. Allen and Lois N. Allen with seals.

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy G. Allen and Lois N. Allen whose names 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 30th day of June, A.D. 2000

My Commission Expires: 2-25-01

Notary Public