

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
P.O. BOX 261
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

Send Tax Notice:
Shane Allen
120 Buckingham Circle
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY)

Inst # 2000-28114
08/17/2000-28114
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
002 MWS

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 31st day of July, 2000 by and between **Wells Fargo Financial f/k/a as Norwest Financial Alabama, Inc., a corporation**, (hereafter referred to as Grantor), and **Shane Allen, a married man** (hereinafter referred to as Grantees);

WITNESS THAT:

The Grantor deed hereby for and in consideration of the sum of **Twenty-Eight Thousand and NO/100 (\$28,000.00)** in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in **Shelby County**, Alabama, to-wit:

PARCEL I:

A part of Section 11, Township 24 North, Range 12 East, described as follows:

Beginning at the Northwest Corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East, and run South along the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 158 feet to a point; run thence East parallel to the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 273 feet to a point; run thence North parallel to the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 158 feet to the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; run thence West along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 273 feet to the point of beginning.

PARCEL II:

Also a parcel of land described as follows: From the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East; thence run southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 158 feet to the point of beginning; thence continue along the same course South for a distance of 52.0 feet to the Northwest corner of the Watts property; thence turn left and angle for 84 degrees 34 minutes running Easterly along the North line of said Watts property for a distance of 334.02 feet; thence turn left and angle of 95 degrees 26 minutes running Northerly for a distance of 52.0 feet; thence turn left and angle of 84 degrees 34 minutes running Westerly for a distance of 334.02 feet to point of beginning; being located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11.

All rights of redemption from foreclosure deed recorded in Instrument # 2000-04435, in the Probate Office of Shelby County, Alabama; and due to expire February 11, 2001.

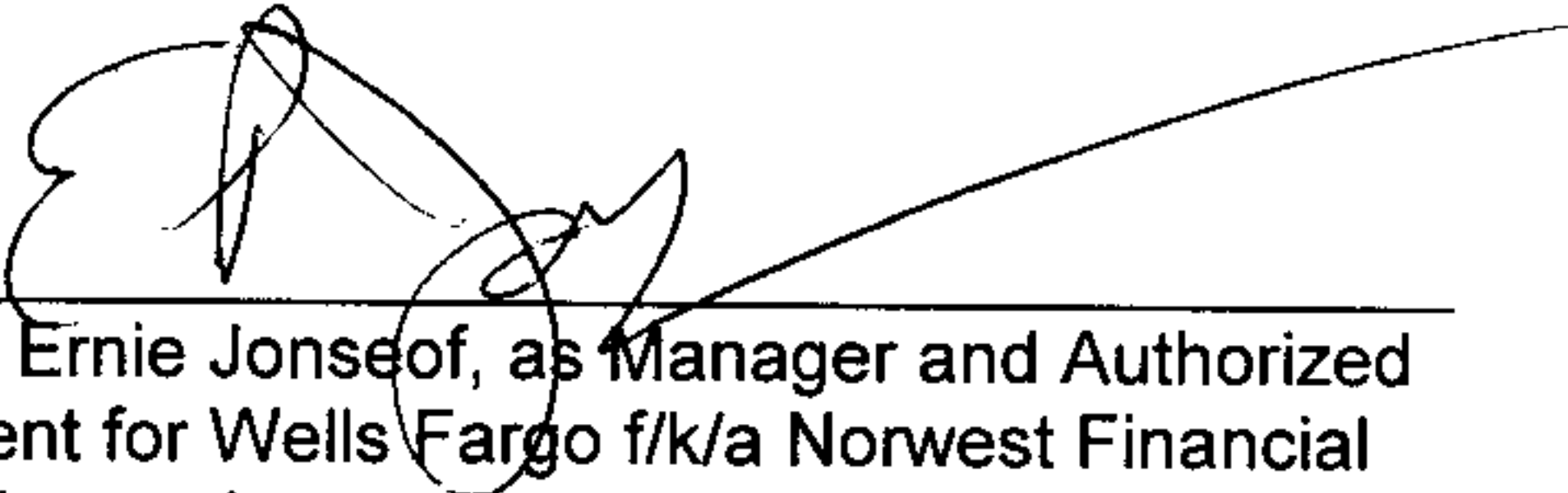
TO HAVE AND TO HOLD to the same unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during he joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,

and if one does not herein shall take as tenant in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor by Ernie Jonseof, as Manager and Authorized Agent for Wells Fargo Financial f/k/a Norwest Financial Alabama, Inc., who is authorized to execute this conveyance has set his signature and seal this the 31st day of July, 2000.

Wells Fargo Financial f/k/a/ Norwest
Financial Alabama, Inc.


By: Ernie Jonseof, as Manager and Authorized Agent for Wells Fargo f/k/a Norwest Financial Alabama, Inc., a corporation

STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and said State at Large, hereby certify that Ernie Jonseof whose name as Manager and Authorized Agent for Wells Fargo Financial f/k/a as Norwest Financial Alabama, Inc., a corporation, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of July, 2000.


NOTARY PUBLIC

My Commission Expires: 5/13/04

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