

WARRANTY DEED

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To:  
James Richard Allen, Sr.  
Kimberly Dyann Allen  
Route 1  
Harpersville, AL 35078

Legal Description Provided by Grantor.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

THIS DEED is made this 17 day of Feb, 2000 between Pamela Allen, hereinafter referred to as the Grantor, and James Richard Allen, Sr. and Kimberly Dyann Allen, as joint tenants with right of survivorship, hereinafter referred to as the Grantees.

WITNESSETH that the Grantor in consideration of the sum of One Hundred and no/100 (\$100.00) dollars, paid by the Grantees, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantees the following described real estate, to wit:

COMMENCE AT THE POINT WHERE THE EAST RIGHT-OF-WAY LINE OF SHELBY COUNTY, HIGHWAY NO 62 INTERSECTS THE NORTH LINE OF THE SE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 19, RANGE 2 EAST; THENCE RUN SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 352 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY RIGHT-OF-WAY A DISTANCE OF 142 FEET TO A POINT; THENCE RUN EAST, PARALLEL TO THE NORTH LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  SECTION A DISTANCE OF 210 FEET TO A POINT; THENCE RUN NORTH, PARALLEL TO THE EAST LINE OF SAID HIGHWAY 62 RIGHT-OF-WAY A DISTANCE OF 142 FEET TO A POINT; THENCE RUN WEST, PARALLEL TO THE NORTH LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  SECTION A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

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 fee simple 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.

The Grantor covenants that she is seized of the said premises in fee simple and has good right to convey the same, that the premises are free of encumbrances and that the Grantor will forever warrant the title to said premises against the lawful claims of all persons.

THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE GRANTOR'S HOMESTEAD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF Feb., 2000.

Pamela Allen  
Pamela Allen

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela Allen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of Feb., 2000.

Joe Mundy  
Notary Public

SEAL

Prepared by:  
Clay R. Carr, Esquire  
Boardman, Carr & Weed, P.C.  
2100 Riverchase Center, Suite 307  
Birmingham, Alabama 35242  
(205) 980-6000

My commission expires: MY COMMISSION EXPIRES AUG. 7, 2000  
MY COMMISSION EXPIRES AUG. 7, 2000

10/11/2001-44283  
03:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 11.50

Inst # 2001-44283