

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Elizabeth Wolf Allen and James M. Allen aka James Madison Allen, wife and husband, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto David A. Bedgood and Twila M. Bedgood, (herein referred to as GRANTEE(S), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 2204, according to the Survey of 22nd Addition, Riverchase Country Club, as recorded in Map Book 9, Page 124, in the Probate Office of Shelby County, Alabama

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 15 day of November, 2001.

WITNESS:

Elizabeth Wolfe Allen (L.S.)
Elizabeth Wolfe Allen

James M. Allen aka James Madison Allen (L.S.)
James M. Allen aka James Madison Allen

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this the 15th day of November 2001.

SEAL

Sharon K. Daniel
Notary Public
My Commission Expires July 5, 2004

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this the 14th day of November 2001.

SEAL

Judith C. Bay
Notary Public
My Commission Expires July 5, 2003

This Document Prepared by:
David A. Bedgood
P.O. Box 59543
Birmingham, Alabama 35259

12/12/2001-54373
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 92.00

175,000.00 paid
175,000.00 paid

Inst # 2001-54373
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