

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Douglas & Rebecca A. Allen
2690 Highway 17
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
) WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Forty-Four Thousand Nine Hundred Ninety-Seven & 41/100 Dollars (\$144,997.41)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Larry G. Burcham, a married man**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Douglas R. Allen and wife, Rebecca A. Allen**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Block 145, Dunstan's Map of Calera, except the North 150 feet of the West 150 feet, Section 16, Township 22 South, Range 2 West.

LESS AND EXCEPT THE FOLLOW:
Commence at the Southwest corner of Block 145, Dunstan's Map of Calera, said point being the point of beginning; thence run easterly along south line of said Block 145, a distance of 100 feet; thence run in a northerly direction parallel to the west line of said Block 145, a distance of 100 feet; thence run in westerly direction parallel to the south line of said Block 145 a distance of 100 feet to a point on the west line of said Block 145, also being on the east right of way of L & N Railroad; thence run southerly along said west line of said Block 145, a distance of 100 feet, more or less, to the point of beginning.

Being situated in Shelby County, Alabama,

Note: This property does not constitute homestead for the Grantor.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 20th day of February, 2002.

GRANTOR

Larry G. Burcham (L.S.)
Larry G. Burcham

Inst # 2002-09109

02/25/2002-09109
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

STATE OF ALABAMA

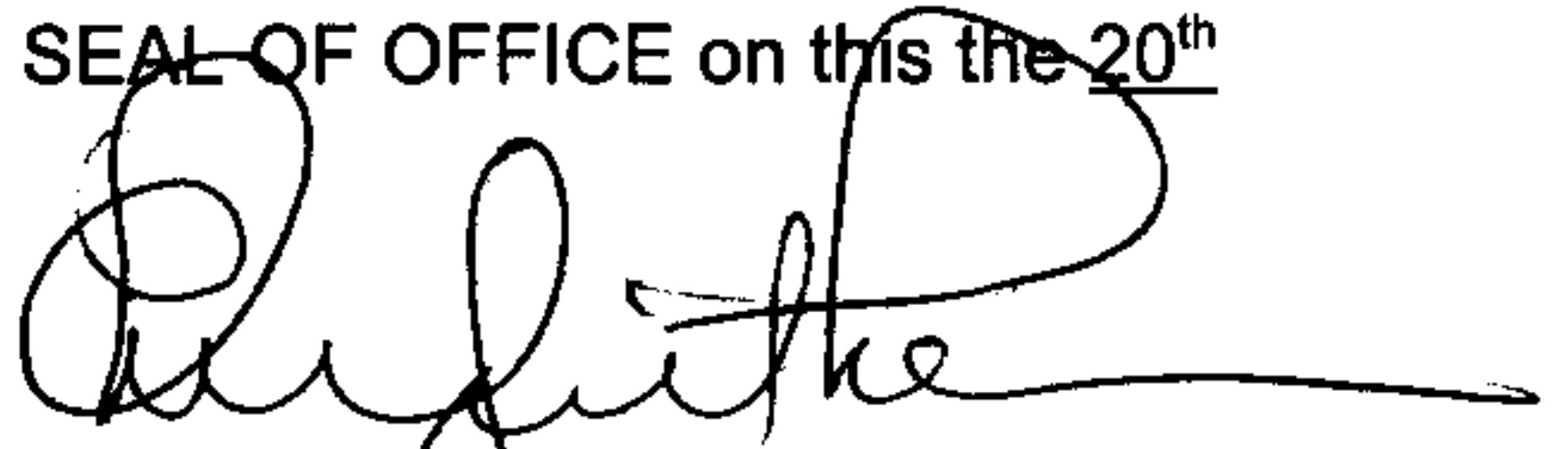
SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Larry G. Burcham, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20th day of February, 2002.



NOTARY PUBLIC

My Commission Expires: 5/13/04

Inst # 2002-09109

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