

This instrument was prepared by:
Michael S. Allen Sr.
7415 Highway 155
Montevallo, Alabama 35115

Send Tax Notice To:

Amy V. Spinks
1205 Ashville Rd, #200
Montevallo, AL 35115



20030110000020140 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
01/10/2003 10:32:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred dollars and other valuable consideration (\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Michael S. Allen, Sr., a single man**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Jason E. Spinks and Amy V. Spinks** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the NW ¼ of the SW ¼ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 82 degrees 28 minutes 56 seconds East for a distance of 1349.61 feet; thence South 01 degrees 21 minutes 18 seconds West for a distance of 735.86 feet; thence South 01 degrees 20 minutes 25 seconds West for a distance of 314.42 feet; thence South 00 degrees 51 minutes 30 seconds West for a distance of 500.75 feet to the Point of Beginning; thence South 00 degrees 06 minutes 55 seconds East for a distance of 1042.05 feet; thence North 87 degrees 15 minutes 54 seconds West for a distance of 498.22 feet to a point which is 50 feet more or less East of the centerline of Shoal Creek; thence North 09 degrees 38 minutes 59 seconds East along said offset for a distance of 109.32 feet; thence North 05 degrees 53 minutes 01 second West along said offset for a distance of 260.58 feet; thence North 13 degrees 14 minutes 01 seconds West along said offset for a distance of 144.22 feet; thence North 00 degrees 47 minutes 01 seconds West along said offset for a distance of 159.68 feet; thence North 21 degrees 42 minutes 59 seconds East for a distance of 274.75 feet; thence North 03 degrees 07 minutes 01 second West for a distance of 50.00 feet; thence North 84 degrees 01 minutes 34 seconds East for a distance of 442.60 feet to the Point of Beginning.

16 foot ingress, egress and utility easement;

Commence at the NW corner of the NW ¼ of the SW ¼ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 82 degrees 28 minutes 56 seconds East for a distance of 1349.61 feet; thence South 01 degrees 21 minutes 18 seconds West for a distance of 735.86 feet; thence South 01 degrees 20 minutes 25 seconds West for a distance of 314.42 feet; thence South 00 degrees 51 minutes 30 seconds West for a distance of 500.75 feet; thence South 84 degrees 01 minutes 34 seconds West for a distance of 267.11 feet to the Point of Beginning of the centerline of a 16 foot ingress, egress and utility easement lying parallel to and to either side of described centerline; thence North 13 degrees 56 minutes 22 seconds West along said centerline for a distance of 352.21 feet to a point on a curve to the left having a central angle of 16 degrees 02 minutes 17 seconds and a radius of 200.00 feet; said curve subtended by a chord bearing North 21 degrees 57 minutes 30 seconds West and a chord distance of 55.80 feet; thence along the arc of said curve and along said centerline for a distance of 55.98 feet; thence North 29 degrees 58 minutes 38 seconds West along said centerline for a distance of 268.71 feet; thence North 07 degrees 55 minutes 25 seconds East along said centerline for a distance of 246.72 feet to an existing 16 foot ingress, egress easement to Shelby County Highway 22.

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.

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, I have hereunto set my hand and seal, this 17 day of September, 2002.

(Seal)

Michael S. Allen, Sr.
Michael S. Allen, Sr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Michael D. Nichols, a Notary Public in and for said County, in said State, hereby certify that **Michael S. Allen, Sr., a single man** whose name is signed to 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2002.

, Notary Public
MY COMMISSION EXPIRES
OCTOBER 13TH, 2005

Michael D. Nichols