

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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Montevallo, AL 35115-0091

205/665-5102

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20030717000452010 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
07/17/2003 08:28:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) Michael Boothe and Lisa K. Boothe

(Address) 4222 Highway 10

Montevallo, AL 35115

MINIMUM VALUE: \$500.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

MARY R. ALLEN, an unmarried woman

(herein referred to as grantor or grantors) do grant, bargain, sell and convey unto

LISA K. BOOTHE and MICHAEL BOOTHE

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

A non-exclusive easement appurtenant, for ingress and egress, situated in Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, consisting of 10 feet of uniform width, and lying adjacent to and immediately south of the line described, as follows: Commence at the northeast corner of the northwest quarter of the northwest quarter of the southwest quarter of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, and proceed west along said quarter, quarter, quarter section line for 208.91 feet, more or less, to the centerline of County Road No. 10, inclusive of 10 feet of uniform width, lying adjacent to and immediately south of the above described north line of said easement. Less and except any portion of said property lying within the public right-of-way of County Road No. 10.

SOURCE OF TITLE: Warranty Deed recorded at Instrument #1996-28147 in the Office of the Probate Judge, Shelby County, Alabama.

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

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of July, 2003.

Mary R. Allen
MARY R. ALLEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary R. Allen**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2003.

Denna Harper
Notary Public
My commission expires: 3/1/07