

WARRANTY DEED



20030723000470960 Pg 1/3 24.00
Shelby Cnty Judge of Probate, AL
07/23/2003 11:57:00 FILED/CERTIFIED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

✓ Willie Allen
4080 Hwy 22
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to settle the estate of Shirley L Allen, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **WILLIE ALLEN, WILLIAM HOWARD ALLEN, STANLEY K ALLEN, AND DELORES ANN MAYERHOFER**, being all the heirs at law of Shirley L Allen, do grant, bargain, sell, and convey unto **WILLIE ALLEN**, a married man, of 4080 Hwy 22, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

From the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, §5, Two 22S, R3W, run S 89°40'E 485.1 feet; thence run S 89°06'E 315 feet to the Point of Beginning: Thence run N 88°07'E 210 feet; thence run S 01°53'E 492.1 feet; thence run S 88°07'W 210 feet; thence run N 01°53'W 492.1 feet back to the point of beginning, containing ± 2.3 acres.

Source of title: A warranty deed from the estate of Howard Andrew Lawley to Shirley L Allen, executed 13 November 1986 and recorded at real book 99, page 873 of the Shelby County Alabama probate records. Shirley L Allen died June 3, 2003 leaving alive her husband Willie Allen and her three children, all of whom are grantors herein..

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

Willie Allen, William Howard Allen, Stanley K Allen, and Delores Ann Mayerhofer, do for themselves and for their administrators, heirs, and successors covenant with the said

grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, WILLIE ALLEN, WILLIAM HOWARD ALLEN, STANLEY K ALLEN, AND DELORES ANN MAYERHOFER, have set our hands and seals, this 16 July 2003.

Witness:

Ann P. Snow

Willie Allen (Seal)
WILLIE ALLEN

Ann P. Snow

William H. Allen (Seal)
WILLIAM HOWARD ALLEN

Ann P. Snow

Stanley K Allen (Seal)
STANLEY K ALLEN

Ann P. Snow


Delores Ann Mayerhofer (Seal)
DELORES ANN MAYERHOFER

State of Alabama)
County of Shelby)

20030723000470960 Pg 3/3 24.00
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I, the undersigned notary public for the State of Alabama at Large, hereby certify that **WILLIE ALLEN, WILLIAM HOWARD ALLEN, STANLEY K ALLEN, AND DELORES ANN MAYERHOFER**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 July 2003.



Notary public

State at Large
My Commission
expires Aug 13, 2005